

Highfields

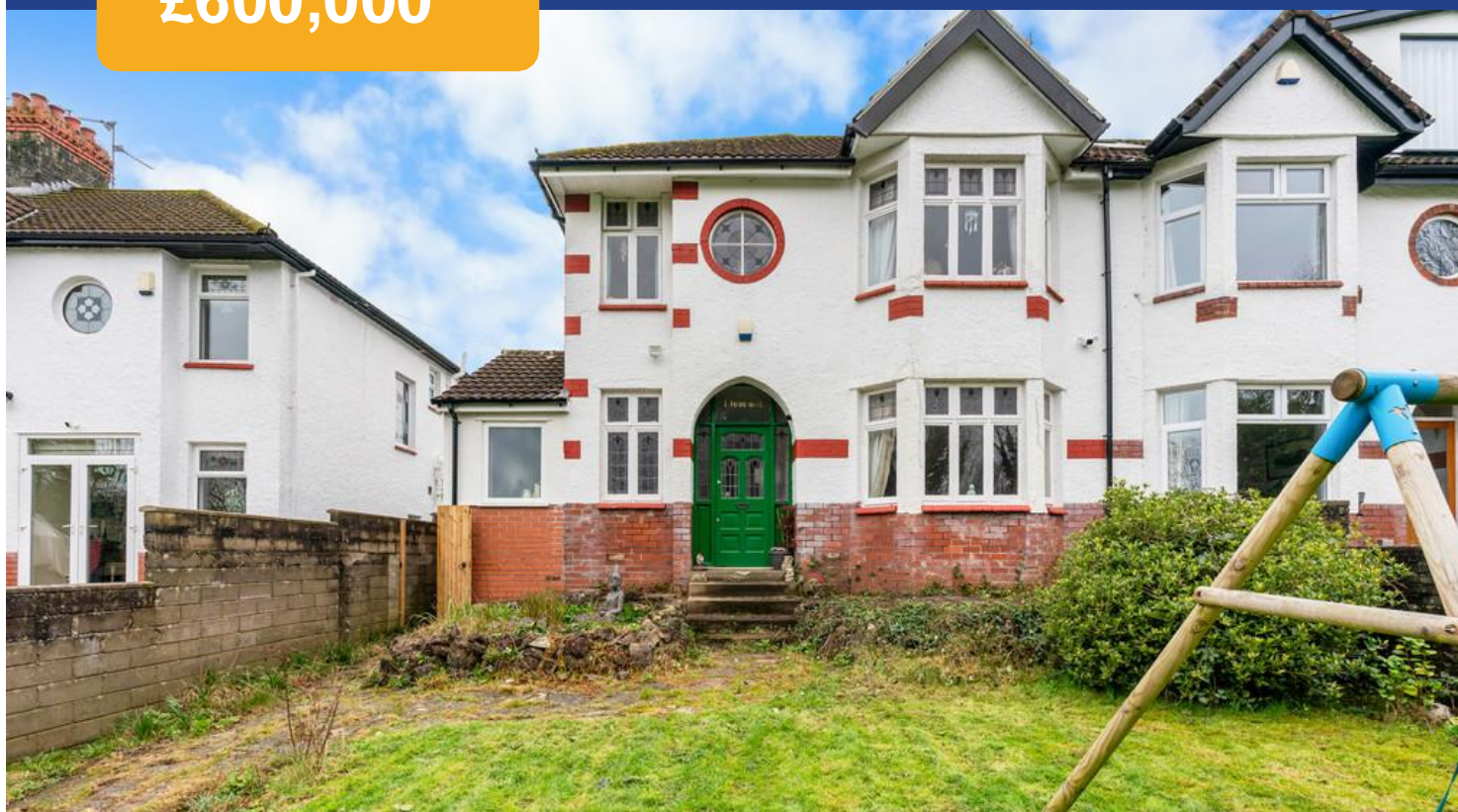
Llandaff,
Cardiff, CF5 2QA



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£600,000



Semi-Detached House



Property Description

****SET IN AN ENVIABLE POSITION** WITH ORIGINAL FEATURES **** An exceptional three bedroom semi-detached residence with two spacious reception rooms and two large private front and rear gardens, set on a quiet road in the sought after area of Llandaff. The accommodation briefly comprises; entrance hallway, lounge, sitting room, kitchen/breakfast room and downstairs shower room. To the first floor is three bedrooms plus the family bathroom. Large private front and rear gardens. Gas central heating. Viewing recommended.

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,451 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools with Ysgol Pencae Welsh Primary School just a short walk to the end of the street whilst in a catchment for several English / Welsh Primary and Secondary Schools including Bishop of Llandaff, Ysgol Glantaf plus Llandaff Cathedral School and Howells School which are two of the best schools in Wales. The High Street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station and a frequent bus service to and from the City Centre. Hailey Park is within walking distance and the Taff Trail offers parkland walks all the way to Cardiff City Centre.

ENTRANCE HALL

Entered via original wooden door with stained glass window panels and original window with stained glass panes. Original wooden blocked flooring. Picture rail and coving. Radiator. Pendant light. Doors to all rooms and stairs.

LOUNGE

14' 9" x 12' 9" (4.52m x 3.91m)
Large bay window to front aspect overlooking the private front garden. Original wooden block flooring. Log burner with hearth and wooden mantle. Alcoves and Picture Rail. Radiator. Pendant light.

SITTING ROOM

12' 11" x 12' 10" (3.95m x 3.93m)
uPVC patio door leading to the private rear garden. Wooden block flooring. Original fireplace with wooden mantle. Alcoves and Picture Rail. Coving. Radiator. Pendant light.

KITCHEN

16' 10" x 11' 1" (5.14m x 3.39m)
uPVC double glazed window to rear and side aspects. uPVC double glazed patio door to rear garden. Tiled flooring. Wall and base units across three walls with contrasting solid laminate work surfaces above. Inset sink and drainer with mixer tap over. Neff four ring induction hob with glass splashbacks, stainless steel extractor fan above and integrated electric Neff oven below. Integrated fridge freezer. Space for dishwasher. Plumbing for washing machine. Radiator. Coving and spotlights to ceiling.

DOWNSTAIRS SHOWER ROOM

15' 10" x 4' 10" (4.85m x 1.48m)
Large uPVC obscured glass window to side and front aspects. Vinyl tile effect flooring. Tiled walls. Walk in electric shower with sliding glass doors. Pedestal sink with hot and cold tap over. WC. Plumbing for washing machine and space for dryer.

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FIRST FLOOR

FIRST FLOOR LANDING

Original stained-glass window to side aspect. Coving and pendant light to ceiling. Picture rail. Carpet. Radiator. PowerPoints. Access to loft hatch, which is boarded and insulated. Door to airing cupboard housing Ideal combi boiler. Doors to all bedrooms and bathroom.

BEDROOM ONE

15' 2" x 12' 11" (4.64m x 3.94m)

Large double bedroom with original and stained glass bay window to front aspect. Carpet. Pendant light to ceiling. Alcoves. Feature closed fireplace with marble effect wooden base. Radiator and PowerPoints.

BEDROOM TWO

12' 11" x 11' 4" (3.95m x 3.46m)

Large double bedroom with uPVC double glazed window to rear aspect. Pendant light to ceiling. Alcoves. Carpet. Radiator and PowerPoints.

BEDROOM THREE

9' 4" x 9' 2" (2.85m x 2.80m)

Double bedroom. Two original stained glass windows to rear aspect. Carpet. Pendant light to ceiling. Radiator and PowerPoints.

BATHROOM

9' 1" x 7' 4" (2.78m x 2.26m)

Two double glazed obscured uPVC windows to side aspect. Suite comprising: WC, pedestal wash hand basin with hot and cold tap and corner bath with hot and cold mixer tap over plus shower fitting. Tiled flooring. Partly tiled walls. Spotlights and coving to ceiling. Heated towel rail.

OUTSIDE

FRONT GARDEN

An attractive private front garden of excellent proportions offering an area of lawn with paved pathway. Gated side access to rear garden. Rear gate opening to a private pathway overlooking the rear stream and leading to Bridge Street. A variety of inset shrubs and plants throughout the garden.

REAR GARDEN

Large private rear garden offering an area of lawn with paved pathway. Gated side access to front garden. Rear brick built storage shed with lighting. Outside tap. A variety of inset shrubs and plants throughout the garden, plus fig and apple trees. Gate to front leading to off road parking with electric charging point.

TENURE

MGY are advised that this property is FREEHOLD.

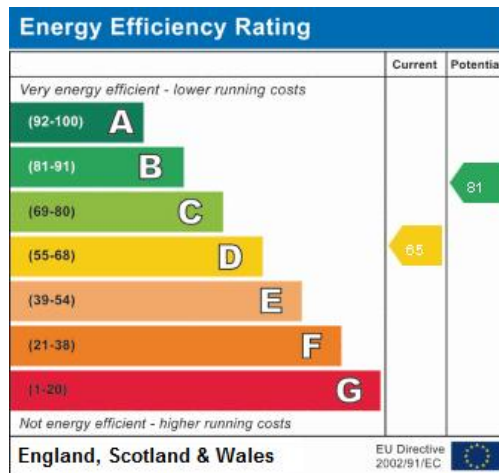
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