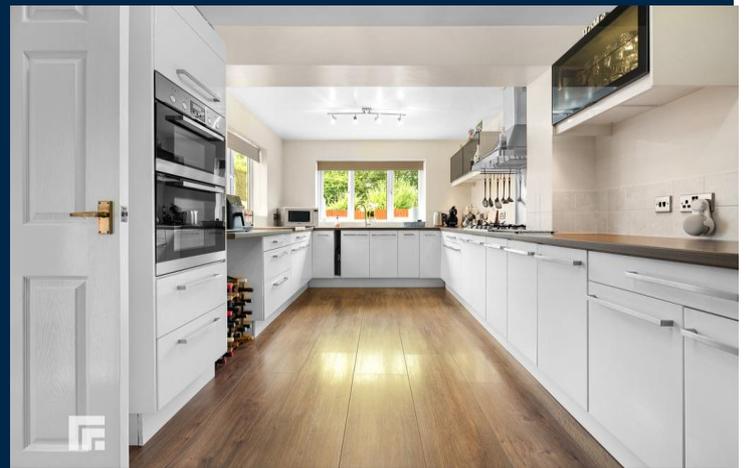




26 TRISCOMBE DRIVE
LLANDAFF
CARDIFF CF5 2PN

ASKING PRICE OF
£665,000



DETACHED PROPERTY



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**** DETACHED PROPERTY ** FOUR DOUBLE BEDROOMS ** GARAGE ** QUIET CUL-DE-SAC **** A beautifully presented, four double bedroom, detached property in a quiet cul-de-sac. Entrance hallway, cloakroom, spacious family lounge, extended dining room, Medan extended kitchen and utility room. To the first floor; master bedroom with en-suite, second double bedrooms, family bathroom and a further two double bedrooms. Well maintained rear garden. Large driveway. Garage with electric door. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1488 APPROX

VIEWING: 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

HALLWAY

13' 3" x 6' 9" (4.05m x 2.07m)
Entered via a uPVC door, good sized hallway. Built in, under stairs storage cupboard. Staircase leading to first floor with glass and wooden banister.

CLOAKROOM

6' 9" x 2' 10" (2.06m x 0.87m)
Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity. Radiator. Obscured glass window to front.

LOUNGE

13' 0" x 12' 7" (3.97m x 3.84m)
A spacious family lounge with gas fireplace, wooden mantelpiece and marble hearth. uPVC window to front. Large archway through to dining room.

DINING ROOM

19' 0" x 9' 7" (5.80m x 2.93m)
An extended dining room with solid oak floors. Ample space for dining room table. Radiator. Bi-fold doors opening into the beautifully maintained rear garden. Door through to kitchen.

KITCHEN

18' 9" x 9' 10" (5.74m x 3.0m)
Appointed along three sides, eye and low level cupboards beneath quality laminate worktops. Stainless steel 1.5 bowl sink with chrome mixer tap and side drainer. Integrated five ring gas hob with extractor hood and stainless steel splashback. Integrated oven, integrated grill and space for American fridge/freezer. uPVC window to side and rear. Quality flooring. Doors to dining room, hallway and utility room.



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UTILITY ROOM

7' 10" x 7' 9" (2.41m x 2.38m)

Appointed along one side, low level cupboards and quality laminate worktop matching kitchen units. Stainless steel sink with twin taps and side drainer. Continuation of flooring from kitchen. Plumbing for washing machine and space for tumble dryer. Wall mounted 'Worcester' gas central heating boiler. uPVC window and door to rear. Integral door to garage.

FIRST FLOOR

LANDING

Doors to all rooms. Airing cupboard housing hot water cylinder. Access to loft.

BEDROOM ONE

11' 8" x 10' 5" (3.58m x 3.20m)

A good sized master bedroom. Radiator. uPVC window to front. Door to en-suite.

ENSUITE

8' 11" x 4' 0" (2.74m x 1.23m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, shower cubicle with glass sliding screen, chrome shower and wall panels. Wall mirror and light. Chrome heated towel rail. Extractor fan. Obscured glass window to side.

BEDROOM TWO

16' 9" x 10' 11" (5.12m x 3.35m)

A second double bedroom. Ample space for wardrobes. Radiator. uPVC window to front.

BEDROOM THREE

11' 9" (max) x 9' 1" (max) (3.60m x 2.78m)

A third double bedroom. Built in mirrored, sliding door wardrobes. Radiator. uPVC window to rear.

BEDROOM FOUR

13' 9" x 7' 9" (4.21m x 2.38m)

A fourth double bedroom. Radiator. uPVC window to rear.

FAMILY BATHROOM

6' 9" x 5' 6" (2.06m x 1.70m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, bath either chrome mixer tap and chrome shower. Half wall tiling. Shaving point. Chrome heated towel rail. Extractor fan. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

Bordered by a timber fence, a level, well maintained rear garden. Paved patio area. Area of lawn with beds of mature plants and shrubs to one side. Outside tap. Timber gate to side for access.

FRONT

Open porch. Half block paved and half tarmac driveway with parking for up to three vehicles. Timber gate to side for rear access.

GARAGE

17' 0" x 8' 7" (5.20m x 2.62m)

Single garage with electric door. Fob and wall controls. Power and lighting.



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TOTAL FLOOR AREA: 1488 sq.ft. (138.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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