



**CARDIFF ROAD**  
**LLANDAFF**  
**CARDIFF CF5 2AD**

ASKING PRICE OF  
**£795,000**



**SEMI-DETACHED HOUSE**



**4**



**2**



**2**



**2**

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,679 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**\*\*BAY FRONTED SEMI DETACHED CLOSE TO LLANDAFF FIELDS\*\*** Situated in an elevated position this well presented semi detached property offers entrance hall, lounge, dining room open to superb kitchen/family room with bi fold doors to the garden, sitting room/bedroom four and cloakroom/utility room, three good size bedrooms, en-suite shower room and family bathroom. The property also has the benefit of off road parking for two cars, garage and is set in delightful gardens to both front and rear. Llandaff Fields is situated directly opposite so this property also has a lovely open outlook to the front. **VIEWING RECOMMENDED**

#### LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools with Bishop of Llandaff school nearby and Llandaff Cathedral School and Howells School all within walking distance of the property which are two of the best schools in Wales. The High Street offers shops, cafes, public houses, restaurants and banks. Also located on the edge of the Pontcanna with its boutiques and restaurants on your door step, providing easy access to the town centre as well as Sophia Gardens and Pontcanna Fields which form a large strip of parkland between Pontcanna and the River Taff. Llandaff Fields is situated opposite this property and the Taff Trail offers parkland walks all the way to Cardiff City Centre.

#### ENTRANCE HALL

Entered via wooden door into a light and spacious hallway. Feature original stained glass window to side aspect. Original herringbone woodblock flooring. Central heating radiator with cover. Cloaks hanging area. Stairs to first floor with wooden balustrades. Further original stained glass window to side. Opening into lounge, dining and kitchen areas.

#### LIVING ROOM

13' 8" x 13' 8" (4.19m x 4.19m)  
Leaded bay window to front aspect with secondary glazing overlooking Llandaff fields. Continuation of original woodblock flooring. Central heating radiator. Feature open fireplace with cast iron hearth and stone surround with mantle. Inset spotlights to ceiling. TV point and power points. Four half glazed doors that open fully into dining area.

#### DINING ROOM

25' 0" x 22' 7" (7.63m x 6.90m)

Continuation of original woodblock flooring. Built in cupboards to one alcove and shelving to the other side. Contemporary vertical radiator. Two ceiling lights and inset spotlights. Two steps from this area lead into:

#### KITCHEN

22' 7" x 16' 3" (6.90m x 4.96m)

A superb open plan modern kitchen/family room with an abundance of wall, base and drawer units complimented by fired Granite work surfaces incorporating five ring gas hob with stainless steel chimney extractor hood above. Glass splashback. Built in oven with additional combination. Separate built in microwave and coffee machine. Space for American fridge freezer. Central island unit with built in freezer, further units, integrated dish washer, wine cooler and inset stainless steel sink unit with mixer tap over. Porcelain tiled floor with underfloor heating. Sitting room area. Five bi-folding doors with feature glazing above opening out to delightful rear garden. Two ceiling lights above the breakfast bar along with inset spotlights.

#### SITTING ROOM/BEDROOM FOUR

11' 0" x 9' 11" (3.36m x 3.04m)

Double glazed window to side. Currently used as a sitting room/guest bedroom. Wooden flooring with underfloor heating. Inset spotlights to ceiling. TV point and power points.

#### CLOAKROOM/UTILITY ROOM

6' 8" x 4' 11" (2.05m x 1.52m)

Obscure double glazed window. White suite comprising wash hand basin set in vanity unit and WC. Plumbed for automatic washing machine and tumble dryer. Built in storage cupboard. Porcelain tiled flooring. Inset spotlights to ceiling.



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## FIRST FLOOR LANDING

Another beautiful original stained glass window to side aspect. Access to loft space with pull down ladder, the attic is also partly boarded.

## BEDROOM ONE

13' 9" x 13' 8" (4.20m x 4.19m)

Leaded bay window to front with secondary glazing and lovely open views to mature trees from Llandaff Fields. Carpeted flooring. Central heating radiator. Coving and central ceiling light.

## BEDROOM TWO

12' 7" x 11' 7" (3.86m x 3.54m)

Double glazed window to rear. Built in wardrobe. Carpeted flooring. Central heating radiator. Door into;

## ENSUITE

7' 7" x 5' 4" (2.32m x 1.63m)

Fully tiled shower cubicle with mains shower and glass door. White wash hand basin set in vanity unit and WC with concealed cistern. Laminate flooring. Half tiled walls. Inset spotlights to ceiling. Built in cupboard housing Worcester combi boiler.

## BEDROOM THREE

8' 11" x 8' 10" (2.74m x 2.71m)

Leaded window to front with secondary glazing. Carpeted flooring. Central heating radiator. Coving and central ceiling light.

## FAMILY BATHROOM

9' 4" x 7' 6" (2.87m x 2.31m)

Two feature stained glass windows. White suite comprising bath with mixer tap and shower attachment with marble surround, pedestal wash hand basin and WC. Ceramic tiled flooring. Heated towel rail. Coving to ceiling and inset spotlights.

## OUTSIDE

Lawned garden to the front, driveway for up to two cars and access to garage beyond with pedestrian doors only, power and lighting. Delightful landscaped tiered South facing rear garden enclosed by mature trees and plants. Paved patio and shingled areas. Water feature. Side access.

## STORAGE ROOM/OFFICE

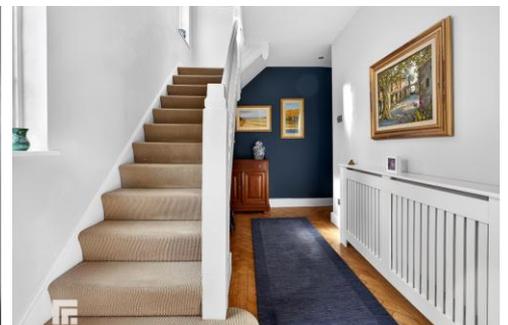
Door to front, and uPVC doors to side. Power and lighting. An excellent, work or storage space.

## TENURE

MGY have been advised that the property is FREEHOLD.



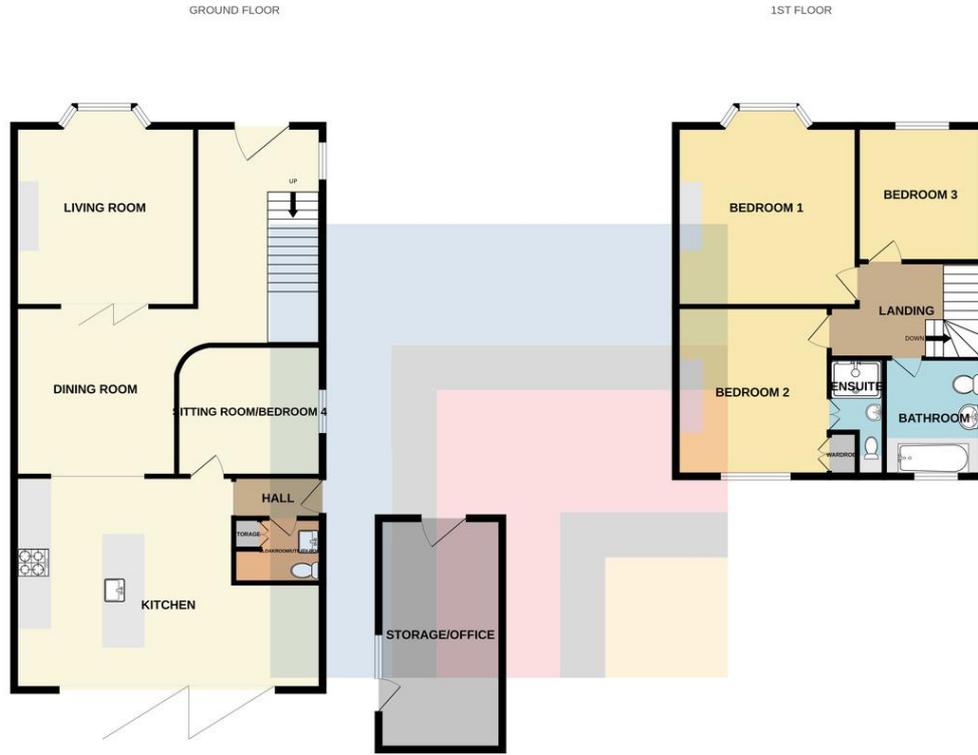
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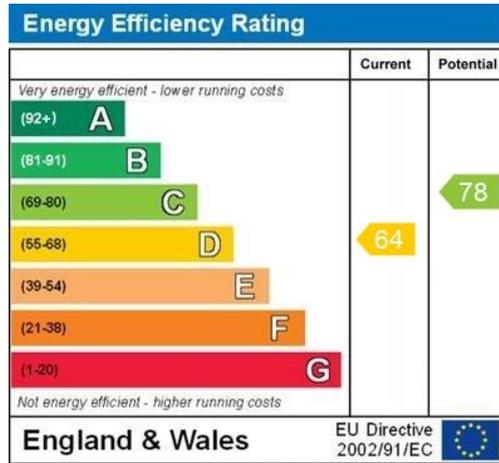
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**PONTCANNA 02920 397152**

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