

# Llandaff Place

CARDIFF, CF5 2AE

GUIDE PRICE £1,150,000

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Crabtree



# Llandaff Place

Beautifully presented, this modern five-bedroom detached home is tucked away within the highly desirable setting of Llandaff Place, offering an exceptional blend of space, comfort and contemporary family living.

Designed with both style and practicality in mind, the property immediately feels welcoming. Upon entering, you're greeted by a bright and airy atmosphere that flows throughout the home. The elegant living room is generously proportioned and features a bay window that floods the space with natural light, making it ideal for both relaxing and entertaining.

To the rear, the open-plan kitchen and dining area forms the true heart of the home. Finished to a high standard, it provides ample space for family life and social gatherings alike. Bi-folding doors open seamlessly onto a low-maintenance garden, creating a wonderful connection between indoor and outdoor living. Just off the kitchen, a further sitting room offers a versatile retreat, perfect as a snug, playroom or additional family space.

Upstairs, five well-proportioned bedrooms provide flexibility for growing families or guests, including an impressive principal suite. Four stylish bathrooms, all finished with quality fittings and contemporary design, ensure comfort and convenience for modern living while adding a sense of everyday luxury.

Externally, the private garden offers an inviting space for relaxing or entertaining. The property also benefits from three allocated parking spaces — one to the side, one opposite and one at the end of the row — providing excellent practicality.

Set within this sought-after residential location, Llandaff Place enjoys a peaceful environment while remaining close to local amenities, well-regarded schools and convenient transport links into Cardiff and beyond.

This is a home that delivers on every level — modern, spacious and beautifully finished, set within one of Cardiff's most popular locations.



**2664.00 sq ft**

### Front

Front forecourt garden. Low rise brick wall.

### Hallway

Enter via a composite door to the front elevation with double glazed obscure windows to the side. Coved ceiling. Tiled flooring. Underfloor heating. Stairs rise up to the first floor.

### Living Room

Double glazed bay window to the front elevation. Coved ceiling. Cast iron log burner with slate hearth and wooden mantelpiece. Tiled flooring. Underfloor heating. Radiator.

### Kitchen/Diner

Double glazed bi-folding doors leading to the rear garden. Wall and base units with marble worktops over. Integrated five ring electric hob with stone splashback and cooker hood over. Integrated double oven. Stainless steel one and half bowl sink with mixer tap. Integrated dishwasher. Integrated fridge freezer. Integrated wine cooler. Island with space for seating. Fitted ceiling speakers. Tiled flooring. Underfloor heating.

### Sitting Room

Double glazed window to the front elevation. Fitted shelving. Tiled flooring. Underfloor heating.

### Utility

Double glazed window. Double glazed door leading to the rear garden. Plumbing for washing machine. Built-in storage. Fitted cupboard with concealed gas combination boiler. Extractor fan. Tiled flooring. Underfloor heating.

### Cloakroom

W/C and wash hand basin. Part tiled walls. Tiled flooring. Extractor fan.

### Landing

Stairs rising up from the hallway. Wooden handrail and spindles. Matching bannister. Stairs rise up to the second floor. Double glazed window to the front elevation. Radiator.

### Bedroom One

Two double glazed French doors to the Juliette balconies. Radiator. Fitted ceiling speakers.

### Wardrobe

Double glazed window to the front elevation. Fitted wardrobes. Electric heater.

### En Suite

Double glazed window to the side elevation. W/C. Wash hand basin with double taps. Vanity unit. Bath with central mixer tap. Double shower quadrant with fitted shower, rainfall shower head and glass splashback screen. Part tiled walls. Luxury vinyl tile flooring. Heated towel rail. Extractor fan. Shaver point.

### Bedroom Two

Double glazed full length windows to the front elevation. Radiator.

### Wardrobe

Double glazed obscure window to the rear elevation. Fitted wardrobe. Radiator.

### En Suite

Double glazed obscure window to the rear elevation. W/C. Wash hand basin. Vanity unit. Double shower quadrant with fitted shower, rainfall shower head and glass splashback screen. Part tiled walls. Tile flooring. Heated towel rail. Extractor fan. Shaver point.

### Second Floor Landing

Stairs rising up from the first floor landing. Wooden handrail and spindles. Matching bannister. Double glazed window to the front elevation. Fitted storage cupboard. Radiator. Loft access hatch.

### Bedroom Three

Double glazed window to the rear elevation. Radiator.

### Wardrobe

Fitted wardrobe.

### En Suite

Double glazed obscure window to the side elevation. W/C. Wash hand basin. Double shower quadrant with fitted shower, rainfall shower head and glass splashback screen. Part tiled walls. Luxury vinyl tile flooring. Heated towel rail. Extractor fan. Shaver point.

### Bedroom Four

Two double glazed windows to the rear elevation. Radiator.

### Bedroom Five

Double glazed window to the front elevation. Radiator.

### Bathroom

Double glazed window to the front elevation. W/C. Wash hand basin. Vanity unit. Freestanding bath with central mixer tap. Double shower quadrant with fitted shower, rainfall shower head and glass splashback screen. Part tiled walls. Luxury vinyl tile flooring. Heated towel rail. Extractor fan. Shaver point.

### Garden

Enclosed rear garden. Stone paved patio. Stone chippings. Grass lawn. Mature shrubs and trees. Timber frame storage shed. Outside lights. Pedestrian gate leading to the front aspect.

### Parking

Three parking spaces are available for this property.

### Additional Information

Freehold. Council Tax Band I (Cardiff). EPC rating B.

### Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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