

# Llandaff Place

CARDIFF, CF5 2AE

GUIDE PRICE £1,150,000

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# Llandaff Place

A Beautifully Presented Five-Bedroom Detached Home.

Tucked away within the sought-after setting of Llandaff Place, this impressive residence offers a wonderful balance of space, comfort and modern family living. Designed with both style and practicality in mind, it's a home that instantly feels welcoming.

From the moment you step inside, a sense of light and openness flows throughout. The elegant living room provides the ideal space for relaxation or hosting guests, enhanced by generous proportions and a bay window that bathes the room in natural light.

To the rear, the open-plan kitchen and dining area forms the heart of the home. Beautifully fitted and finished to a high standard, it offers ample space for family meals and social gatherings. Bi-folding doors open directly onto a low-maintenance garden, seamlessly blending indoor and outdoor living. A sitting room just off the kitchen provides a peaceful retreat or flexible family space.

Upstairs, five well-proportioned bedrooms offer versatility and comfort, including a superb principal suite. With four stylish bathrooms, each featuring quality fixtures and contemporary finishes, the home has been designed to cater to the demands of modern family life while offering a touch of everyday luxury.

Outside, the property enjoys a private garden that's ideal for relaxing or entertaining. The plot further benefits from three parking spaces, one to the side, one opposite and one on the end of the row

Perfectly positioned in this desirable residential location, Llandaff Place combines a peaceful setting with excellent access to local amenities, reputable schools and convenient transport links into Cardiff and beyond.

This is a home that truly delivers on every level – modern, spacious and beautifully presented in one of Cardiff's most popular areas.



**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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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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