

Llandaff Place

CARDIFF, CF5 2AE

GUIDE PRICE £1,000,000

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Crabtree



Llandaff Place

Beautifully presented throughout, this impressive five-bedroom detached residence is quietly positioned within the sought-after development of Llandaff Place, offering an outstanding combination of generous living space, modern design and family-friendly comfort.

From the moment you step inside, the home exudes a bright and welcoming feel, with thoughtfully designed interiors that perfectly balance style and practicality. The spacious main living room is elegantly appointed and enhanced by a large bay window, allowing natural light to pour in and create a warm, inviting atmosphere ideal for both everyday living and entertaining.

To the rear of the property, the contemporary open-plan kitchen and dining area serves as the true focal point of the home. Finished to an excellent standard, this versatile space has been designed for modern family life, offering ample room for dining, relaxing and hosting guests. Bi-fold doors open directly onto the landscaped, low-maintenance garden, seamlessly extending the living space outdoors during the warmer months. Adjacent to the kitchen, a separate sitting room provides additional flexibility and would work perfectly as a snug, playroom, home office or second lounge.

The first floor offers five generously sized bedrooms, ideal for growing families or visiting guests, including a superb principal bedroom suite. Four beautifully finished bathrooms, all fitted with contemporary fixtures and quality finishes, provide both convenience and a touch of luxury throughout the home.

Externally, the enclosed rear garden offers a private and easy-to-maintain outdoor space, ideal for relaxing or entertaining. The property further benefits from three allocated parking spaces, positioned to the side, opposite and at the end of the row, adding excellent day-to-day practicality.

Llandaff Place remains one of Cardiff's most desirable residential settings, appreciated for its peaceful surroundings.



Approx 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. One of which opposite, houses a communal electric power point.

Council Tax Band: I

Additional Information

Freehold. Council Tax Band I (Cardiff). EPC rating B. There is a service charge fee of £1600 per property per annum - which pays towards road maintenance, street lighting, shrubs and painting.

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	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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