

Highfields

LLANDAFF, CARDIFF, CF5 2QB

GUIDE PRICE £775,000

**Hern &
Crabtree**



Highfields

Set on a prestigious no-through road in Llandaff, this impressive detached family residence has been significantly extended and thoughtfully renovated by the current owners. Occupying a generous plot with far-reaching views across Cardiff, the property offers a light-filled and spacious interior ideal for modern family living.

The well balanced accommodation briefly comprises: a welcoming entrance hall, cloakroom, a generous lounge featuring a wood-burning stove, an expansive open-plan kitchen/dining area, and a separate sitting room on the ground floor. To the first floor are four double bedrooms, two of which boast en-suite shower rooms, along with a spacious four-piece family bathroom. The property further benefits from a beautiful, private rear garden as well as having off street parking and a single garage with an electric up and over door.

Llandaff offers a good selection of independent shops, cafés and restaurants with excellent public transport links to Cardiff city centre. Ysgol Pencae Welsh Primary School is just a short stroll to the end of the street whilst in a wide catchment for several English and Welsh Primary and Secondary Schools including Bishop of Llandaff High School and Glantaf Welsh Secondary. Internal viewings are highly recommended!



2140.00 sq ft

Entrance

Entered via a large front door with glass panels either side, wood panelling, oakwood flooring, radiator, stairs to the first floor.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, built in cupboard, tiled floor.

Living Room

Entered via double doors, double glazed window to the rear, coved ceiling, two radiators, wood burner with solid oak mantle and slate hearth.

Kitchen

Double glazed patio doors to the rear, double glazed window to the front, wall and base units with quartz worktop over, one and a half bowl stainless steel sink with draining grooves, a four ring induction hob, integrated double oven and grill, space for American style fridge/freezer, integrated dishwasher, breakfast island, two vertical radiators, understairs storage cupboards, Karndene flooring.

Utility

Fitted with wall and base units, stainless steel sink and drainer, plumbing for twin washing machines, door to outside with double obscure glazed panel, Karndean flooring.

Sitting Room

Double glazed window to the rear, radiator.

First Floor Landing

Access by pull down ladder to loft space, radiator.

Bedroom One

Double glazed window to the rear, radiator, coved ceiling.

En Suite

Double glazed window to the front corner shower cubicle with 10.5W Electric showers, w.c and wash hand basin, heated towel rail,, tiled walls, laminate flooring.

Bedroom Two

Double glazed window to the front, coved ceiling, radiator, built-in wardrobes and drawers.

En Suite

Double obscure glazed window to the front, walk in shower with 10.5W Electric showers w.c and wash hand basin, heated towel rail, tiled walls, laminate flooring.

Bedroom Three

Double glazed window to the rear, coved ceiling, radiator, built in wardrobes.

Bedroom Four

Double glazed window to the rear, radiator, coved ceiling.

Family Bathroom

Double obscure glazed window to the front, walk in corner shower, bath with mixer tap and shower attachment, w.c and wash hand basin, heated towel rail, tiled wall, laminate flooring,

Rear Garden

Paved patio area, step down to flower borders, cold water tap and electric points, lawn area, decking with views across.

Garage

A garage with power and water, up and over door to the front.

Front

Paved driveway which leads to the garage, lawn area, hedges to side.

Disclaimer

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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

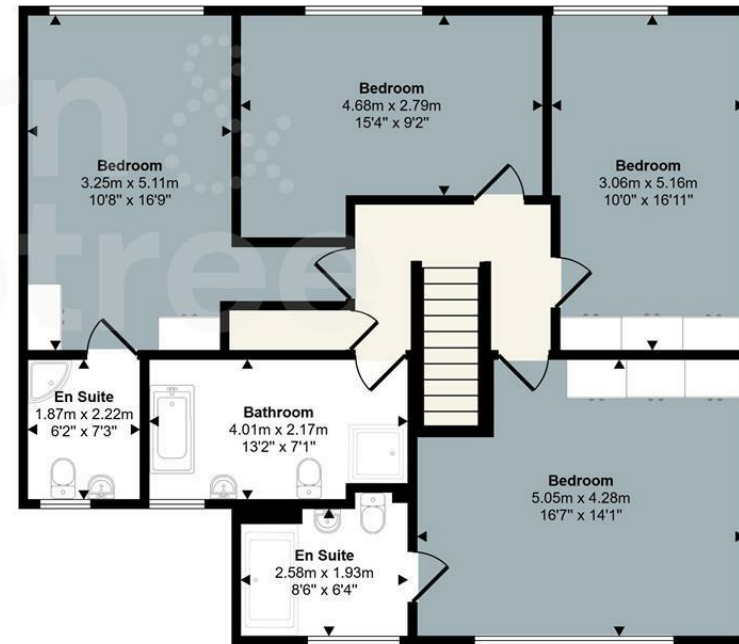




Approx Gross Internal Area
199 sq m / 2140 sq ft



Ground Floor
Approx 98 sq m / 1057 sq ft



First Floor
Approx 101 sq m / 1083 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	76
EU Directive 2002/91/EC		

Good old-fashioned service with a modern way of thinking.



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