

Bishop Hannon Drive

PENTREBANE, CARDIFF, CF5 3QQ

GUIDE PRICE £400,000

**Hern &
Crabtree**



Bishop Hannon Drive

Perfectly positioned on Bishop Hannon Drive within the sought-after Bellfields development, on the border of Fairwater and St Fagans, this beautifully presented four-bedroom detached home has been thoughtfully transformed by the current owners to an exceptional modern standard.

Offering spacious, versatile, and well-balanced accommodation throughout, the property is ready for its next owners to move straight in and enjoy.

The ground floor comprises a welcoming entrance hall, a bright and comfortable lounge that flows seamlessly into a stunning open-plan kitchen and dining area, creating the ideal space for modern family living and entertaining. There is also a convenient downstairs WC, a light-filled conservatory with French doors opening onto the rear garden, and an additional reception room that offers excellent flexibility as a sitting room, playroom, or home office.

Upstairs, the property features four generously sized bedrooms, including a superb principal bedroom with a contemporary en-suite shower room, alongside a stylish family bathroom serving the remaining bedrooms.

Externally, the home enjoys a private, well-proportioned rear garden, perfect for relaxing or entertaining, while the front of the property provides ample off-street parking.



Approx 1251.00 sq ft

Council Tax Band: E

Hall

Entered via a pvc front door, stairs to the first floor, dado rail.

Dining Room

Double glazed square bay window to the front, electric fire, coved ceiling, built in dresser, wood laminate flooring.

Living Room

Double glazed square bay window to the front, radiator, wood laminate flooring.

Kitchen/Dining Room

Double glazed double doors into to the conservatory, two sets of double glazed windows to the front, wall and base units with worktop over, stainless steel sink and drainer, a four ring induction hob, integrated oven and grill combination and integrated microwave, integrated fridge and freezer, integrated washing machine, integrated dishwasher, combination boiler is situated in the kitchen, radiator, and a vertical radiator, wood laminate flooring.

Cloakroom

Fitted with w.c and wash hand basin, wood laminate flooring.

Conservatory

A double glazed conservatory, radiator, tiled floor.

First Floor Landing

Stairs rise up from the hall with wooden handrail, dado rail, airing cupboard, access to loft space, radiator.

Bedroom One

Twin double glazed windows to the front, radiator, coved ceiling, built in cupboard, wood laminate flooring.

En Suite

Double obscure glazed window to the side, shower, .w.c and wash hand basin, heated towel rail, tiled walls, wooden floor.

Bedroom Two

Double glazed window to the rear, radiator, coved ceiling, built in wardrobe, wood laminate flooring.

Bedroom Three

Double glazed window to the rear, radiator, coved ceiling, wood laminate flooring.

Bedroom Four

Double glazed window to the front, radiator, coved ceiling, built in wardrobe, wood laminate flooring.

Bathroom

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls, laminate flooring.

Garden

Enclosed by timber fencing and wall, paved sitting area, decked area and lawn, further decked area, cold water tap, lockable gate to the side.

Front

Driveway parking for at least three vehicles.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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.

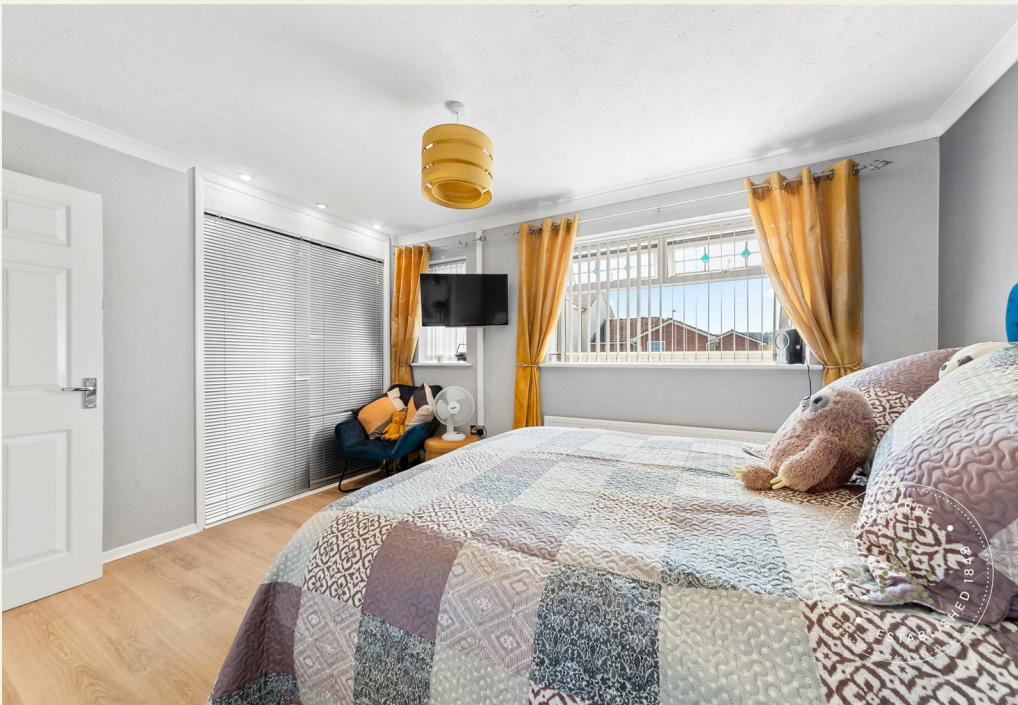
Additional Information

We have been advised by the vendor that the property is Freehold.

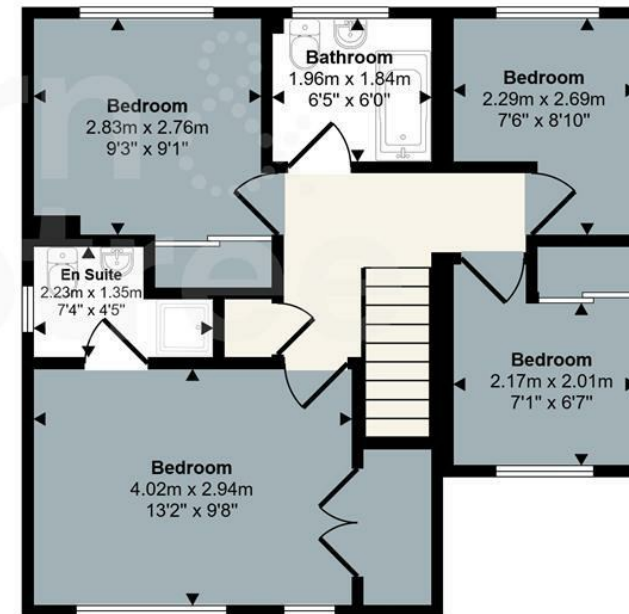
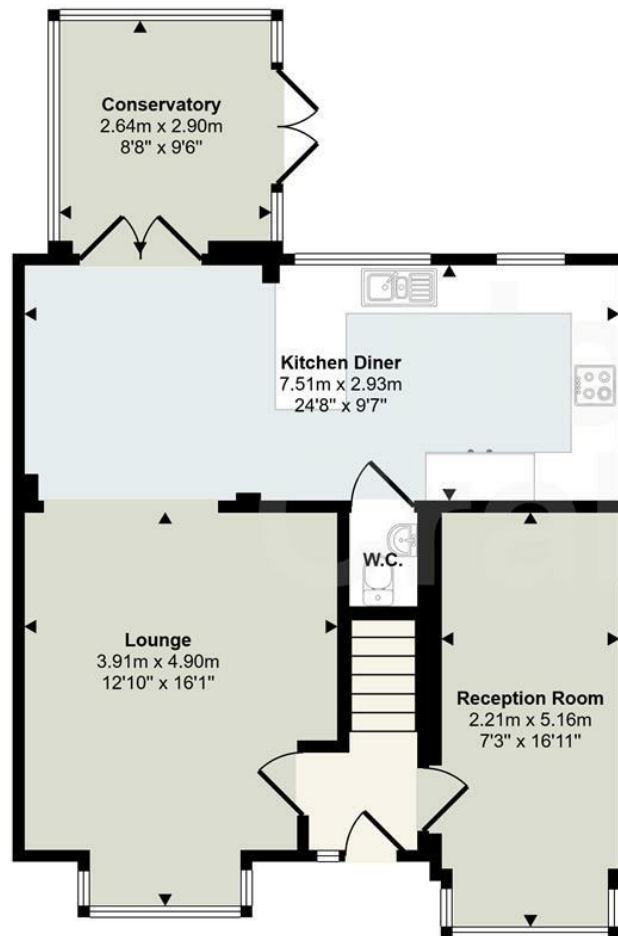
Council Tax - E

Epc - D





Approx Gross Internal Area
116 sq m / 1251 sq ft



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	59	71
		EU Directive 2002/91/EC

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.

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



Hern & Crabtree

02920 555 198

llandaff@hern-crabtree.co.uk

hern-crabtree.co.uk

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



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