

# Windway Road

LLANDAFF, CARDIFF, CF5 1AH

**GUIDE PRICE £495,000**

**Hern &  
Crabtree**



# Windway Road

No Chain. Situated on a prominent corner plot of Windway Road and West Orchard Crescent, this striking, extended double bay-fronted, four-bedroom semi-detached home offers an impressive blend of space and versatility.

Extensively extended and thoughtfully maintained, the property spans approximately 1,800 sq ft across three floors, making it perfectly suited to modern family living. The ground floor opens with a welcoming entrance hall leading into a bright and comfortable lounge, which flows seamlessly into a substantial extended reception room—ideal as a playroom, family room, or second sitting area with direct access to the garden. A sleek downstairs shower room adds further convenience.

To the rear, a separate dining room provides an excellent space for entertaining, while the fitted kitchen is complemented by a useful utility room and cloakroom.

Upstairs, the first floor hosts three well-proportioned bedrooms and a modern shower room. The top floor is dedicated to a spacious fourth bedroom, complete with its own en-suite,

Outside, the home continues to impress with a well-kept, private rear garden, perfect for both relaxing and entertaining. A single garage, accessed via West Orchard Crescent, provides additional practicality.

Windway Road is located close to Llandaff and Victoria Park which offer a variety of shops, cafés and restaurants along with reputable schools and easy access to Cardiff city centre. There are very good public transport links to Cardiff and Victoria Park is within a stone's throw of this family home. Be quick and book early!



**1805.00 sq ft**

### Entrance

Entered via a pvc door into the porch.

### Porch

Double glazed windows. Tiled floor. Pvc door into the hallway.

### Hallway

Stairs to the first floor. Coved ceiling. Dado rail. Radiator.

### Shower Room

Double glazed window to the front. Shower, w/c and wash hand basin. Mirrored cupboard. Tiled walls and floor. Heated towel rail.

### Living Room

Double glazed bay window to the front. Coved ceiling and ceiling rose. Picture rail. Feature gas fireplace with wooden surround and hearth. Radiator.

### Reception Room

Double glazed windows to the side and rear. Pvc French doors to the rear. Coved ceiling Two radiators. Wooden flooring.

### Dining Room

Double glazed square bay window to the rear. Picture rail. Radiator. Electric fireplace with wooden mantle and surround. Built in cupboards leading to the kitchen.

### Kitchen

Double glazed window to the side and double glazed door leading out to the rear garden. The kitchen is fitted with wall and base units and laminate worksurfaces. Stainless steel sink and drainer. Space for Oven and further appliances. Tiled walls and floor. Radiator.

### Utility

Obscure double glazed window to the side. Tiled floor and walls. Space and plumbing for a washing machine and tumble dryer.

### W/c

Obscure double glazed window to the side. W/c and wash hand basin. Tiled walls and floor. Radiator.

## FIRST FLOOR

### Landing

Stairs to the second floor with wooden banister. Picture rail.

### Bedroom One

Double glazed bay window to the front. Radiator. Picture rail.

### Bedroom Two

Double glazed window to the rear. Radiator. Coved ceiling. Picture rail. Built in storage.

### Bedroom Three

Double glazed window to the front. Picture rail. Radiator. Built in wardrobe.

### Shower Room

Obscure double glazed window to the rear. Shower, w/c and wash hand basin. Tiled walls and floor. Heated towel rail.

## SECOND FLOOR

### Loft Room

Double glazed windows to the front. Sky lights. Storage into the eaves.

### Shower Room

Shower, w/c and wash hand basin. Heated towel rail.

## OUTSIDE

### Front

Steps leading upto the front door.

### Rear Garden

Enclosed rear garden with paved area and lawn. Hedge borders. Gate access to the side. Cold water tap. Paved sitting area.

### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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.

### Tenure and Additional Information

We have been advised by the vendor that the property is Freehold. Council Tax - E. The seller has advised us that all light fittings are included in the sale.





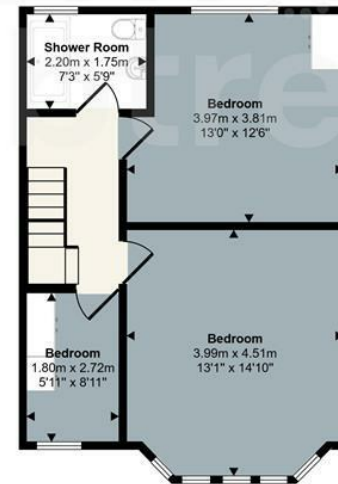
Approx Gross Internal Area  
168 sq m / 1805 sq ft

| 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                             |         | EU Directive<br>2002/91/EC |



Ground Floor  
Approx 97 sq m / 1044 sq ft

Denotes head height below 1.5m



First Floor  
Approx 48 sq m / 515 sq ft



Second Floor  
Approx 23 sq m / 246 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.

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