

Rookwood Close

LLANDAFF, CARDIFF, CF5 2NS

GUIDE PRICE £625,000

**Hern &
Crabtree**



Rookwood Close

A wonderful detached four-bedroom family home, perfectly positioned on a generous plot within the quiet cul-de-sac of Rookwood Close in Llandaff. The property has been much improved and thoughtfully transformed throughout to a very high standard by the current owner, creating a stylish and spacious home ideal for modern family living.

At the heart of the home is a fantastic open-plan kitchen and dining area, perfect for both everyday living and entertaining. The ground floor accommodation comprises a welcoming entrance hall, a convenient cloakroom, and a comfortable lounge with double doors leading into the impressive kitchen and dining space, along with a useful utility room.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with its own en-suite, as well as a contemporary three-piece family bathroom.

Externally, the property benefits from excellent-sized front and rear gardens, an integral garage, and off-street parking.

Rookwood Close is a no-through road in a peaceful setting, ideally located adjacent to Bishop of Llandaff and within walking distance of Insole Court and Llandaff Village. Close proximity to Llandaff Primary, Cathedral School, and Howells. The area offers a range of local shops and amenities, along with excellent public transport links.

This exceptional home must be viewed to be fully appreciated.



1545.00 sq ft

Entrance

Entered via a pvc door into the entrance hallway.

Hallway

Stairs to the first floor. Coved ceiling. Parquet flooring. Radiator.

Cloakroom

Obscure double glazed window to the rear. W/c and wash hand basin. Tiled walls and flooring.

Lounge

Double glazed window to the front. continuation of parquet flooring. Coved ceiling. Radiator. Two sets of built in storage cupboards. Fireplace recess with wood burner and cast iron mantle and quartz heart. Squared off archway with double doors leading to the dining room.

Dining Room

Double glazed French doors to the rear. Radiator. Coved ceiling. Continuation of parquet flooring. opening into the kitchen.

Kitchen

Open plan kitchen with double glazed windows to the rear. The kitchen is fitted with wall and base units with composite worksurfaces. Double ceramic sink. Five ring electric induction hob and oven with extractor fan . Integrated dishwasher. Tiled splashbacks. Recess lights.

Utility

Door to the rear garden. Combi boiler. Space and plumbing for a washing machine and tumble dryer. Tiled flooring. Pvc door to the integrated garage.

FIRST FLOOR

dog leg staircase to the first floor landing.

Landing

Obscure double glazed window to the side. Loft access hatch. Large storage cupboard.

Bedroom One

Two double glazed windows to the front. Radiator. Coved ceiling. Door to en-suite.

En-suite

Shower, w/c and wash hand basin. Vinyl floor.

Bedroom Two

Double glazed window to the front and side. Coved ceiling. Radiator. Built in storage cupboard.

Bedroom Three

Double glazed window to the rear and side. Coved ceiling, Radiator.

Bedroom Four

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

Bathroom

Obscure double glazed window to the rear. Bath with shower, w/c and wash hand basin. Recess light. Tiled walls and vinyl floor.

OUTSIDE

Garage

Power and light. Obscure windows to the side.

Front

Driveway to the garage. Paved area and large lawn with hedge borders.

Rear Garden

Enclosed rear garden with timber frame fencing and stone wall. Paved area. Mediterranean trellis. Summer house. Large lawn area. Gate leading to the side.

Tenure and additional Information

We have been advised by the seller that the property is freehold and the council tax band is G
Epc - C

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.



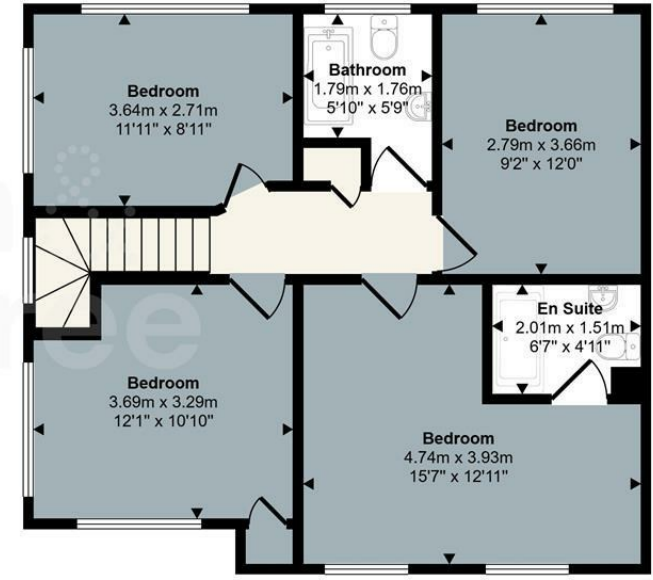


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
144 sq m / 1545 sq ft



Ground Floor
Approx 80 sq m / 861 sq ft



First Floor
Approx 64 sq m / 684 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.

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

