Highfields

LLANDAFF, CARDIFF, CF5 2QA

GUIDE PRICE £899,950

Hern & Crabtree



Highfields

No chain. Rarely does an opportunity quite like this present itself. Occupying an enviable position in the highly regarded residential street of Highfields, Llandaff, this impressive detached red-brick residence offers a wonderful opportunity to acquire a substantial family home with outstanding potential.

A much-loved family home for almost 60 years, this impressive property is now being offered to the market, presenting a rare opportunity for a new owner to take on a home with enormous potential. Occupying an exceptional plot, one of its most outstanding features is the magnificent rear garden, offering an abundance of space and endless possibilities for the future.

The accommodation is both generous and versatile, offering four/five bedrooms alongside two particularly spacious reception rooms, a kitchen/diner and a large separate utility room. An integral garage and extensive off-street parking further complement this impressive home.

Highfields is a particularly sought-after residential area of Llandaff, ideally positioned within easy reach of the historic village and its charming range of independent shops, cafés, restaurants and everyday amenities. The area is renowned for its attractive residential surroundings and excellent choice of schools, with highly regarded Welsh-medium and English-medium schools both within comfortable walking distance of the property. The beautiful green spaces of Hailey Park and the River Taff are also nearby, together with excellent walking and cycling routes, whilst Cardiff city centre remains easily accessible. Offering an enviable balance of family-friendly surroundings, local amenities and city convenience, it is easy to see why this remains such a popular place to call home.











Approx 2030.00 sq ft

Council Tax Band: F

Entrance
Entered via a pvc front door, stairs to the first floor with understairs storage, radiator, coved ceiling, parquet flooring.

Cloakroom
Double obscure glazed window to the rear,

Living Room
Double glazed window to the front and the side, double glazed sliding patio doors to the rear, coved ceiling, radiators, fireplace with slate hearth.

Lounge/ Dining Room
Bay window to the front with aluminum double glazing also double glazed window to the front, radiator, fitted cupboard and meter cupboard, floor hatch, parquet flooring.

Sitting Room
Double glazed sliding patio doors to the rear, radiator, built in cupboard, electric wood burner, recess lights.

Kitchen
Double glazed window to the rear, wall and base units with worktop over, a four ring electric hob with integrated oven and grill, stainless steel sink and drainer, integrated fridge and integrated dishwasher, recess lights, wooden floors.

Utility Room
Double glazed window to the rear, double glazed door to the rear, wall and base units with worktop over, stainless steel sink and drainer, space and plumbing for washing machine, laminate flooring.

First Floor Landing
Stairs rise up from the hall with wooden handrail, double glazed window to the rear, radiator, access to loft space.

Bedroom One
Double glazed window to the rear, radiator, built in cupboards and wardrobe.

En Suite
Double obscure glazed window to the rear, walk in shower, w.c and wash hand basin, coved ceiling, radiator.

Bedroom Two
Double glazed window to the front, radiator.

Bedroom Three
Double glazed window to the rear, radiator, built in wardrobes.

Bedroom Four
Double glazed window to the front, radiator.

Dressing Room
Bay window with aluminum double glazing, radiator.

Bathroom
Double obscure glazed window to the rear, bath with power shower, bidet, w.c and wash hand basin, heated towel rail, airing cupboard with hot water cylinder and combination boiler, tiled walls, laminate flooring.

W.C.
Double obscure glazed window to the rear, w.c, tiled walls, laminate flooring.

Rear Garden
Enclosed by timber fencing and hedge, large patio area, decked sitting area, cold water tap.

Garage
Integral garage with electric up and over door to the front.

Front and Parking
Low rise brick wall, large lawn area, paved area, mature flower beds, parking to the side for several cars.

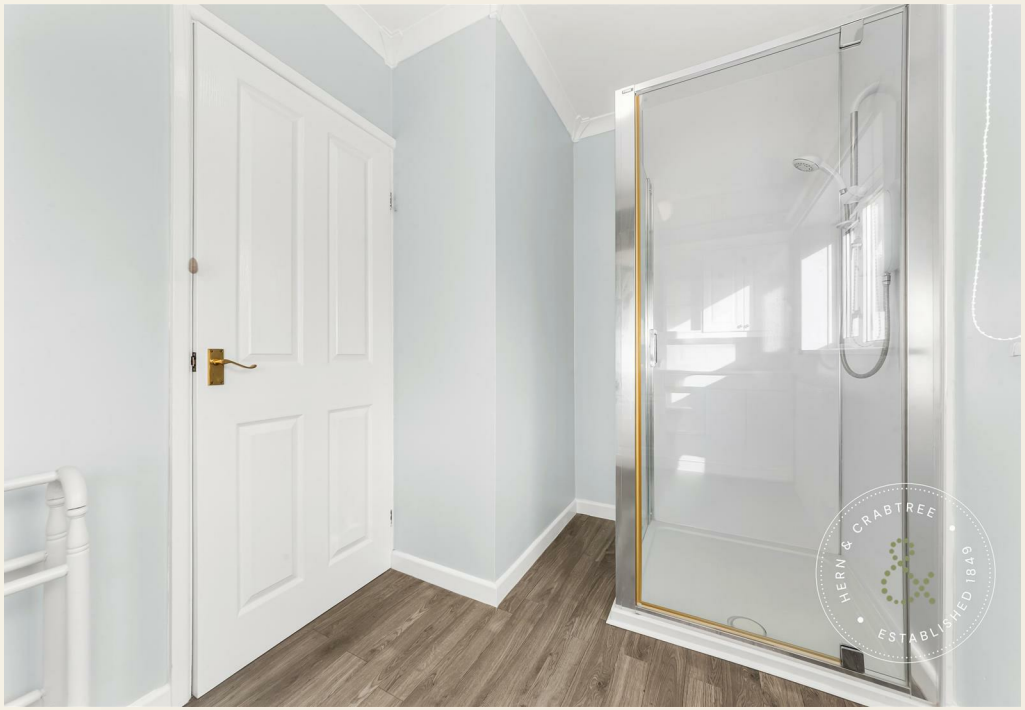
Tenure and additional Infomation
We have been advised by the seller that the property is freehold and the council tax band is F

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.

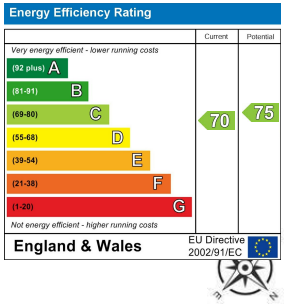








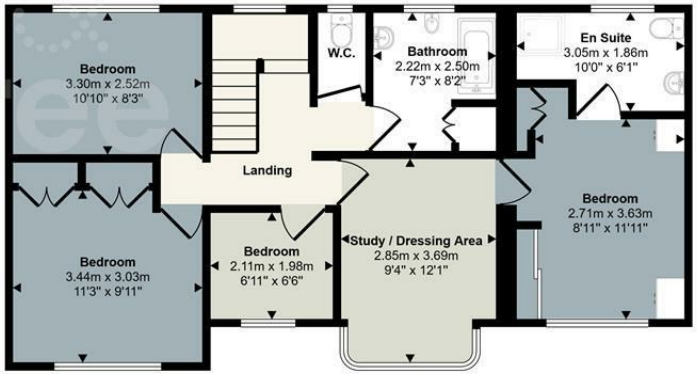




Approx Gross Internal Area
189 sq m / 2030 sq ft



Ground Floor
Approx 117 sq m / 1261 sq ft



First Floor
Approx 71 sq m / 769 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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