

Flindo Crescent

LANSDOWNE GARDENS, CANTON, CARDIFF, CF11 8DX

GUIDE PRICE £450,000

**Hern &
Crabtree**



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Not to be missed, no onward chain and rarely available. Perfectly positioned, on this generous size plot is this larger style four bedroom executive detached house set on Lansdowne Gardens. Ready for the next family to put their own stamp on, light and spacious living space and ample off street parking, this really is the perfect family home.

The accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge opening up into the Open Dining Room with doors out onto the rear garden, Fitted Kitchen and Utility Area to the ground floor. To the first floor are Four Good Size Bedrooms with an En-Suite to the Primary Bedroom and a family Bathroom. The property further benefits from a generous size, landscaped rear garden as well as a driveway and single integral garage to the front.

The property is an approximate five to ten minute walk to Ysgol Gymraeg Treganna, the main catchment school, and Ysgol Gymraeg Pwll Coch. Lansdowne Gardens is the catchment school for the recently completed Fitzalan High School and only a short walk away. There are plenty of local shops and amenities close by and the property offers good access links to and from Cardiff City Centre, Cardiff Bay and the M4. Internal viewings are highly recommended.



Approx 1264.00 sq ft

Council Tax Band: F

Entrance

Entered via pvc front door into hallway, stairs to the first floor, coved ceiling, radiator, wooden flooring.

Cloakroom

Fitted with w.c and wash hand basin, radiator, wooden flooring.

Living Room

Double glazed bay window to the front, double glazed patio doors to the rear garden, radiators, coved ceiling, arch to dining room.

Kitchen

Double glazed window to the front, fitted with wall and base units with worktop over, stainless steel sink and drainer, four ring gas hob with integrated electric oven and grill, integrated dishwasher, radiator, wooden flooring.

Utility

Stainless steel sink and drainer, combination boiler, Pvc door to the side, wall and base cupboard, space and plumbing for a washing machine, radiator.

First Floor landing

Stairs rise up from the hallway with wooden handrail and spindles, access to loft space, radiator, storage cupboard housing the hot water cylinder.

Bedroom One

Double glazed bay window to the front, radiator, built in wardrobe.

En Suite

Double obscure glazed window to the front, walk in shower, w.c and wash hand basin, radiator, laminate flooring.

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the front, radiator, built in wardrobes.

Bedroom Four

Double glazed window to the rear, radiator.

Bathroom

Double obscure glazed window to the rear, bath with mixer tap and shower attachment, w.c and wash hand basin, radiator.

Rear Garden

Enclosed with

Front

Driveway parking. lawn.

Garage

A single garage with up and over door to the front.

Additional Information

There is Japanese knot weed plan in place. The Japanese is located to the very rear end of the garden.

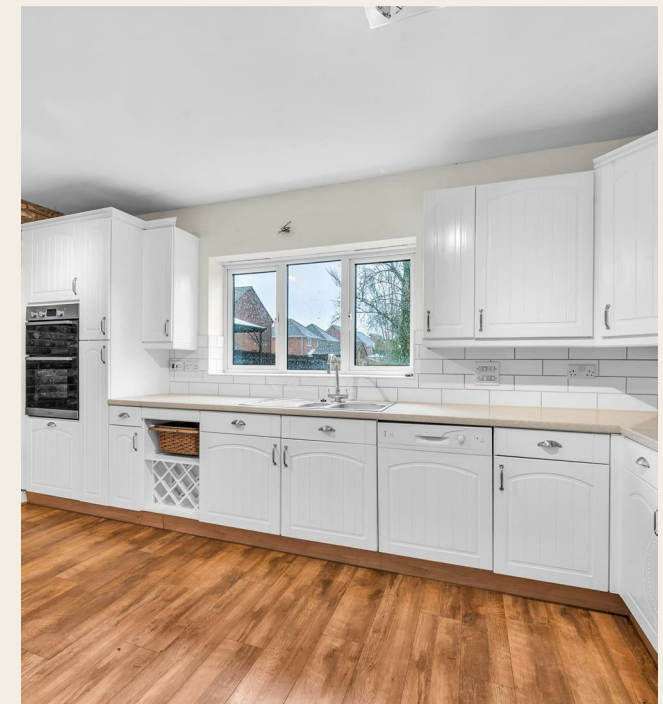
Tenure

We have been advised that the property is freehold and the council tax band is F.

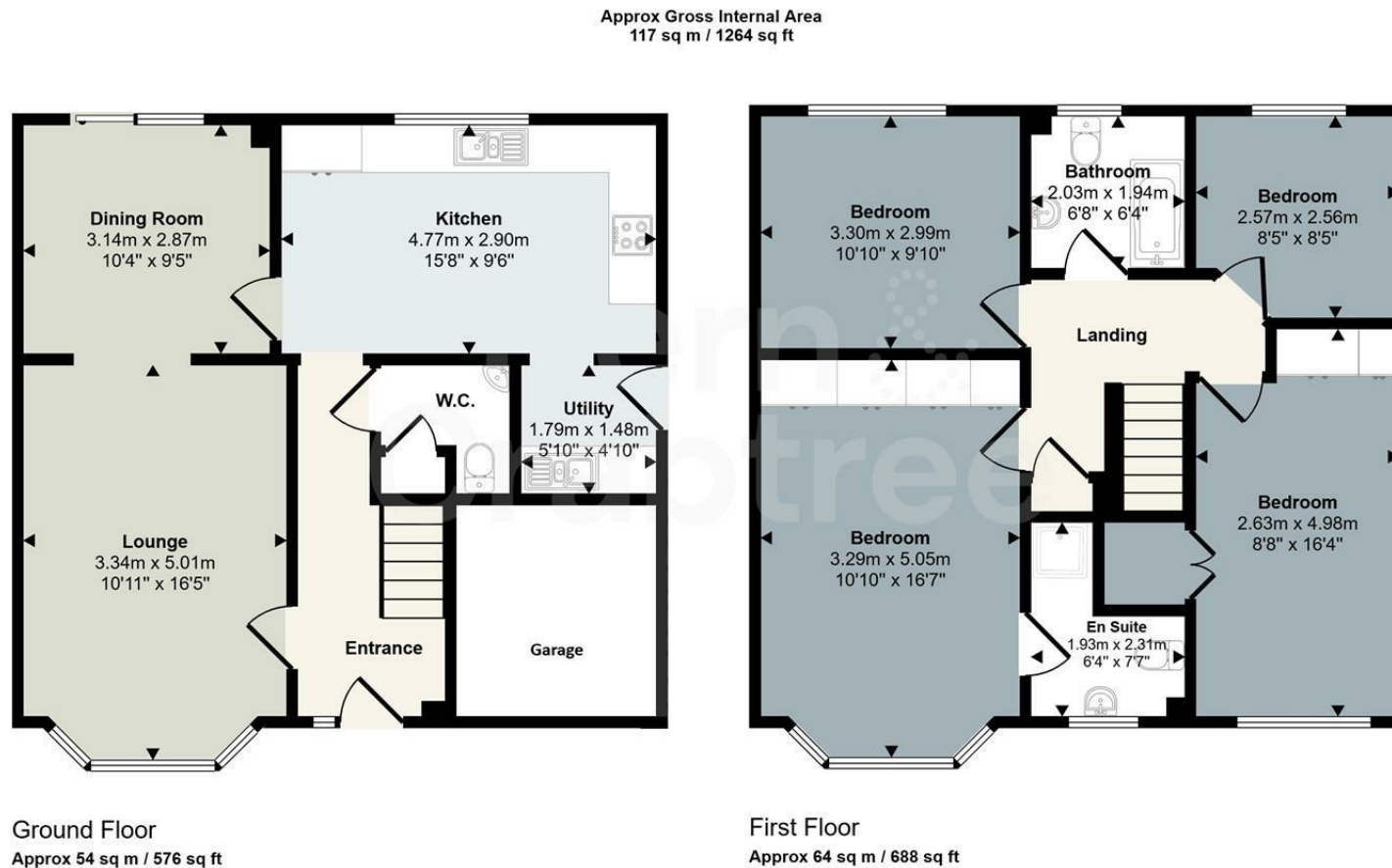
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		74
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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