

Bishops Walk

LLANDAFF, CARDIFF, CF52HA

OFFERS IN EXCESS OF £585,000

**Hern &
Crabtree**



Bishops Walk

A charming and extended semi-detached home, ideally situated on a popular residential street just a stone's throw from Insole Court, this beautifully presented property offers spacious and versatile living, perfect for a growing family.

The accommodation briefly comprises an inviting entrance hall, a bright lounge with a bay window, and an open plan sitting room/diner—ideal for both relaxing and entertaining. There is also a fitted kitchen, utility area, and a convenient cloakroom on the ground floor.

Upstairs, the first floor features three bedrooms and a modern four-piece family bathroom. A further staircase leads to the impressive fourth bedroom, complete with a Juliet balcony and en-suite.

Externally, the property benefits from an enclosed sunny rear garden with a single garage, along with off-street parking to the front.

Located on Bishops Walk, the home is within easy walking distance of Llandaff High Street and its array of independent cafés, shops, and local amenities. The area is also home to the historic Llandaff Cathedral, as well as a rugby club and rowing club, offering a strong sense of community. Excellent public transport links provide easy access to Cardiff city centre, and there are highly regarded primary and secondary schools nearby.

Early viewing is highly recommended.



1486.00 sq ft

Entrance

Storm porch with tiled sides and chequered tiled flooring, Wooden glazed front door into the entrance hall.

Hallway

Stairs to the first floor. Double glazed window to the side. Parquet flooring. Radiator. Coved ceiling.

Lounge

Double glazed bay window to the front. Parquet flooring. Built in shelving. Open fireplace with wooden surround and slate hearth. Coved ceiling. Picture rail. Radiator.

Reception room

Parquet flooring, Radiator. Cast iron fireplace with wooden surround and tiled hearth. Squared off archway to the dining room.

Dining Room

Double glazed sliding patio doors to the rear. Tw skylight windows. Radiator. Terracotta tiled flooring.

Kitchen

Double glazed windows to the side. The kitchen is fitted with wall and base units with quartz worksurfaces and tiled splash backs. Four ring integrated gas hob with extractor hood. Integrated oven and grill combi. Stainless steel sink and drainer with mixer tap. Tiled floor. Recess lights.

Utility /w.c

Double glazed windows to the side. Combi Boiler. Space and plumbing for a washing machine. Large storage cupboard. Radiator. Obscure double glazed door leading out to the rear garden. Tiled flooring.

W/c

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

FIRST FLOOR

Landing

Obscure double glazed window to the side. Wooden banister. Stairs to the second floor.

Bedroom One

Double glazed bay window to the front. Radiator.

Bedroom Two

Double glazed window to the rear. Built in storage cupboards. Wooden flooring. Radiator.

Bedroom Three

Double glazed window to the front. Radiator. Wooden flooring.

Bathroom

Obscure double glazed window to the rear. Walk in shower, bath with shower attachment, w/c and wash hand basin. Radiator. Tiled walls. Wooden flooring.

SECOND FLOOR

Bedroom Four

Double glazed patio doors leading onto a Juliette balcony. Skylight window to the front. Radiator. Door to en-suite.

En-suite

Double glazed skylight window to the front. Shower, w/c and wash hand basin. Tiled walls and floor.

OUTSIDE

Front Garden

Enclosed with a low rise brick wall. Driveway and paved area to the side. Raised flower bed.

Rear Garden

Enclosed rear garden with wooden fencing. Paved area steps down to a lawn area. Gate to the side leading to the garage. Cold water tap to the side.

Garage

Single garage with roll up door.

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.

Additional Information

Council tax - F

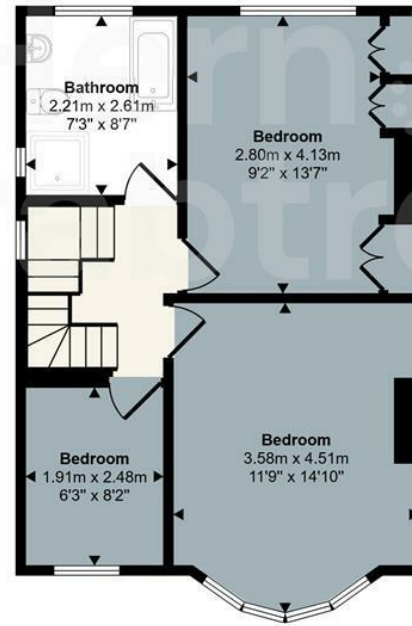
Epc - E





Approx Gross Internal Area
138 sq m / 1486 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 2002/91/EC



Ground Floor
Approx 65 sq m / 704 sq ft

First Floor
Approx 46 sq m / 499 sq ft

Second Floor
Approx 26 sq m / 283 sq ft

Denotes head height below 1.5m

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.

