

Hendre Close

LLANDAFF, CARDIFF, CF5 2HT

GUIDE PRICE £725,000

**Hern &
Crabtree**



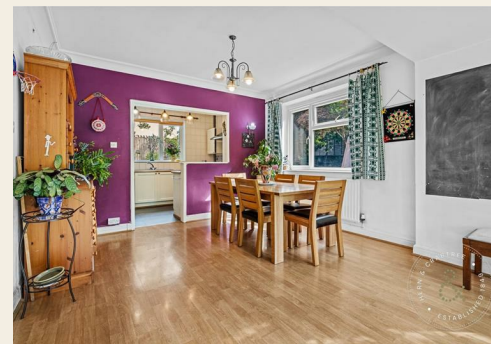
Hendre Close

Nestled away at the top of a cul-de-sac, just a stone's throw from Llandaff City Church in Wales Primary School and Insole Court, this exceptional detached family home offers a rare opportunity in a highly sought-after location.

Occupying a generously sized plot like no other in the area, this spacious and light-filled home is set over three stories and is certain to appeal to families. Large windows throughout provide wonderful views of the wrap-around gardens, creating a bright and welcoming atmosphere.

The accommodation briefly comprises: A spacious entrance hall, cloakroom, lounge opening into the dining room, kitchen, utility area, conservatory, and a versatile home office. To the first floor are Four well-proportioned bedrooms and a family bathroom. Furthermore, a converted loft space providing two additional bedrooms and a bathroom. Externally, the property benefits from a substantial plot with wrap-around gardens, off-street parking for multiple vehicles, and a single garage.

Llandaff High Street can be found just a 10 minute walk away. Llandaff offers a variety of independent cafés shops and amenities including Rugby Club, Rowing Club and the historic Llandaff Cathedral. Llandaff offers excellent public transport links to Cardiff city centre via bus and rail along with the Taff Trail. In close proximity to excellent local schools with Llandaff Primary School being a short stroll up the road and also Bishop of Llandaff High School. There are also great Welsh medium schools in catchment too. Be quick and book early!



2754.00 sq ft

Entrance

Entered via Double glazed French doors with matching windows either side and over into the porch.

Porch

Stone tiled floor. Wooden glazed door leading into the hallway. Large glazed window offering light. Door to Garage.

Hallway

L shaped hallway with stairs to the first floor. Two radiators. Wooden flooring. Understairs alcove.

Cloakroom

Obscure double glazed window to the side. Wash hand basin. Radiator. Part division to w/c with obscure glazed window. Part tiled walls.

Lounge

Double glazed windows to the front and rear. Two radiators. Stone built fireplace and stone hearth. Door leading to the hallway and kitchen/diner.

Kitchen

Double glazed window to the side. The kitchen is fitted with wall and base units with wood worktops. Sink and drainer. Plumbing for a dishwasher. Four ring gas hob with cooker over and tiled splashback. Breakfast bar. Integrated oven. Space for a fridge freezer. Walk through to the dining room. Glazed door leading to the conservatory.

Dining Room

Double glazed window to the side and double glazed French doors to the rear garden. Radiator. Laminate flooring. Door access back to the lounge.

Sitting Room

Double glazed window to the rear. Radiator. Interconnecting door to the conservatory.

Consevatory

Pvc roof. Wooden double glazed door and windows to the rear aspect. Wood block flooring. Conservatory connects the sitting room and kitchen.

FIRST FLOOR

Stairs from the entrance hall. Double glazed window to the side.

Landing

Stairs to the second floor. Radiator. Built in large linen cupboard.

Purpose built laundry cupboard with space and plumbing for washer/dryer. Baxi boiler and obscure double glazed window to the side.

Bedroom

Double glazed window to the side. Radiator.

Bedroom

Double glazed window to the side and rear. Double glazed door leading onto a small sitting balcony. Radiator.

Bedroom

Double glazed window to the rear. Radiator.

Bedroom

Double glazed window to the front and side. Radiator.

Bathroom

Obscure double glazed window to the side. Bath, w/c and wash hand basin. Tongue and groove panelling. Radiator. Vinyl flooring. Shower fitted into the recess.

SECOND FLOOR

Stairs to the second floor with wooden hand rail and spindles. Double glazed window to the side.

Landing

Wood laminate floor.

Bedroom

Double glazed Sky light window and double glazed window. Radiator. Laminate flooring.

Bedroom

Double glazed Sky light window and double glazed window. Radiator. Laminate flooring. Door to walk in storage cupboard with radiator and double glazed sky light window.

Bathroom

Corner bath with plumbed shower and glass screen. W/c and vanity wash hand basin. Tiled walls. Vinyl floor. Heated towel rail. Double glazed Sky light window.

OUTSIDE

Front

Gated off street parking stone chipping driveway for at least 2/3 vehicles Side lawn with mature shrubs, hedges and bamboo borders. Cold water tap. Gate leading to the rear garden. Outside lights and roller shut garage door.

Rear

Large rear garden with side patio and outside tap. Raised flower borders. Further patio area. Vegetable garden. Lawn that sweeps around the remainder of the property with patio pegola, grapevine and shrubs, trees and flower borders. Rockery with a raised deck sitting area and a large timber frame storage shed. Gate access leading to the front.

Garage

Single garage window to the side. Power and light.

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.

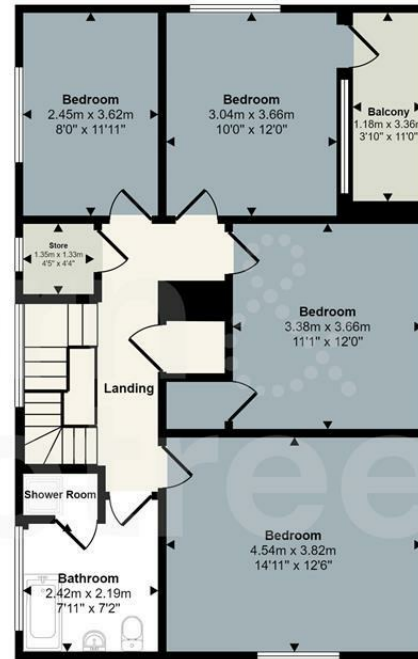
Additional Information







Approx Gross Internal Area
256 sq m / 2754 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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