

# Bridge Road

LLANDAFF, CARDIFF, CF5 2PT

GUIDE PRICE £575,000

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Crabtree





# Bridge Road

Situated just a stone's throw from the historic village of Llandaff and the scenic Taff Trail, this stunning three-storey Victorian semi-detached house offers the perfect blend of traditional charm and modern living. Beautifully maintained and full of character, this spacious and versatile home, boasting over 1,700 sq ft is ready for a family to move straight in and enjoy.

The ground floor features a welcoming entrance hall, a bright lounge with a bay window, a separate sitting room, and an impressive open-plan kitchen/diner, ideal for entertaining or relaxed family life.

Upstairs, the first floor offers two generous double bedrooms, a stylish four-piece family bathroom, and a versatile home office or dressing room. The top floor adds even more flexibility with three additional bedrooms, perfect for a growing family, guests, or further office space.

Outside, the property benefits from a good-sized wrap-around garden, ideal for outdoor dining and play, with steps leading down to a useful storage area.

This wonderful home is beautiful, both inside and out, and enjoys a prime location within easy walking distance to Llandaff's Cathedral Green, coffee shops, boutiques, pubs and restaurants. Cardiff Castle and the City Centre are only a 2.5 mile stroll or bike ride through footpaths and parkland past the architecturally striking Llandaff Cathedral. Pontcanna, which is a mile or so away also has a wide selection of restaurants and shops.



**1770.00 sq ft**

### Entrance

Storm porch with tiled sidings and tiled floor, then into hall via a double glazed wood front door with stained glass window over, period tiled floor, stairs to the first floor with understairs storage cupboard, ceiling arch details, radiator.

### Lounge

Double glazed pvc sash bay window to the front, radiator, coved ceiling, a cast iron wood burning stove with fireplace surround and a slate hearth.

### Sitting Room

Double glazed French doors leading out to the rear garden, vertical radiator, coved ceiling, picture rail, glass wear cabinet built in alcove, gas fireplace with wooden mantle and a slate hearth, parquet style luxury vinyl floor.

### Kitchen/Dining Room

Double glazed pvc sash window to the side, double glazed window and double glazed door to the rear, kitchen fitted with a Scandinavian style free standing units with wood worktop, a four ring gas hob with integrated oven, twin stainless steel sink and drainer, space and plumbing for washing machine, dishwasher and a tumble dryer, space for American style fridge, two radiators, wood laminate flooring.

### First Floor Landing

Stairs rise up from the hall with wooden handrail and spindles, a split level landing, radiator, stairs to the second floor.

### Bedroom One

Double glazed pvc sash bay and a half windows to the front and pvc sash window to the side, a be spoke window seat with storgae beneath, vertical radiator, period cornicing, a cast iron fireplace.

### Bedroom Two

Double glazed pvc sash window to the side, radiator, built in cupboard.

### Office/Walk in Wardrobe

Double glazed window to the side, wood flooring.

### Bathroom

Double obscure glazed window to the side, a four piece suite comprising walk in wet room style shower with glass screen and plumbed shower, a free standing contemporary bathtub with cenral mixer tap, w.c and stone wash basin set on stone tyled counter top, vanity cupboard, heated towel rail and radiator, extractor fan, part tiled stone walls and tiled flooring.

### Second Floor

Stairs rise up from the first floor landing with a dog leg staircase, double glazed skylight window, loft access.

### Bedroom Three

Double glazed pvc sash window to the rear, radiator, feature fireplace.

### Bedroom Four

Double glazed pvc sash window to the front, radiator, feature fireplace.

### Bedroom Five

Double glazed skylight window to the front, radiator.

### Rear Garden

A landscaped garden, Astro turf lawn, raised decked sitting area, stone paved sitting area, steps down to a purpose built storage shed, pedestrian gate access to the side onto Bridge Road.

### Front

A low rise stone wall, brick paved path, stone chippings, mature shrubs and flower borders.

### Additional Information

Parking used by the seller is alongside Llantrisant Road on the widened pavement on a first come first served basis, however there is no official parking with the property, other parking options close by.

### Tenure

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

### Disclaimer

Disclaimer: Property details are provided by the seller and

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Approx Gross Internal Area  
164 sq m / 1770 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>58</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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