

Hardwicke Court

LLANDAFF, CARDIFF, CF5 2LB

GUIDE PRICE £850,000

**Hern &
Crabtree**



Hardwicke Court

No Chain. A truly exceptional five bedroom detached family home set on this generous size corner plot, located a stone's throw away from the ever-so popular Llandaff Village. Situated on the cusp of the historic village of Llandaff and is a short stroll to the main High Street with its celebrated restaurant scene, independent shops, cafes and pubs along with easy access to the Taff Trail. Both Llandaff Cathedral School and Howells School are nearby, making the location ideal for families.

Set back in the corner of Hardwicke Court, the driveway sweeps across the front of the house giving off street parking for multiple vehicles as well as having a single garage. As you enter, you're welcomed by a spacious hallway that provides access to all rooms, creating a seamless flow throughout the home. To the front, a dedicated home office offers the perfect space for remote working. The generous lounge, opens into a versatile games room/sitting room, while the other side features double doors leading into a dining room. The fitted kitchen, complete with a breakfast area, provides functional space for everyday dining and with a separate utility room convenience and a cloakroom.

The first floor offers a wonderful size landing with five good size bedrooms, with an en-suite to the primary bedroom. There is also a four piece family bathroom.

The sunny wrap around rear garden has been landscaped with a large paved patio area and mainly laid to lawned bordered with mature trees, flowers and hedges

Hardwicke Court is a small turning off Fairwater Road offering established, inviting executive detached-style homes. Many of the properties in the street have similar mock Tudor facades that creates a unique charm and are within walking distance to the historic and well-regarded Llandaff village.



2954.00 sq ft

Entrance

Entered via wooden glazed front door with storm porch.

Hallway

Stairs to the first floor with open understairs storage. Radiator. Coved ceiling.

Cloakroom

Double glazed window to the side. w/c and wash hand basin. Tiled floor and part tiled walls. Coved ceiling. Radiator.

Home Office

6'9" x 12'6"

Double glazed window to the front. Radiator. Coved ceiling.

Living Room

18'6" x 18'5"

Double glazed windows to the front and side. Two radiators. Coved ceiling. Marble fireplace with gas fire.

Sitting Room/Games Room

17'4" x 22'11"

Double glazed window to the front. Sliding patio doors to the rear. Coved ceiling. Three radiators.

Dining Room

10'11" x 18'3"

Double glazed patio doors to the rear. Coved ceiling. Radiator.

Kitchen/Breakfast Area

15' x 14'8"

Double glazed window to the rear. The kitchen is fitted with wall and base units with laminate work tops and tiled splashbacks. Cermaic sink and drainer. Integrated six ring gas hob, hot plate and integrated electric ovens. Integrated fridges and dishwasher. Tiled flooring. Coved ceiling.

Utility

12'3" x 7'3"

Double glazed door to the rear and double glazed window. Ceramic sink and drainer. Space and plumbing for a washing machine and futher appliances. Storage cupboard. Coved ceiling. Tiled splashbacks.

FIRST FLOOR

Stairs from the landing.

Landing

Coved ceiling. Dado rail. Airing cupboard housing the boiler and further storage cupboard.

Bedroom One

14'2" x 10'

Double glazed window to the side. Radiator. Coved ceiling. Built in wardrobes. Door to en-suite.

En-suite

7'4" x 6'2"

Obscure double glazed window to the side. Bath, w/c, bidet and wash hand basin. Tiled walls. Radiator.

Bedroom Two

14'9" x 11'

Double glazed window to the rear. Radiator. Coved ceiling. Built in wardrobes

Bedroom Three

12'4" x 10'4"

Double glazed windows to the rear. Radiator. Coved ceiling. Built in wardrobes.

Bedroom Four

16'11" x 8' max

Double glazed windows to the side. Radiator. Coved ceiling. Built in wardrobes

Bedroom Five

9'11" x 11'11"

Double glazed window to the rear. Radiator. Coved ceiling. Built in warobes

Bathroom

12'3" x 7'4"

Obscure double glazed window to the front. Corner bath, walk in shower, w/c and wash hand basin. Coved ceiling. Half tiled walls. Radiator.

OUTSIDE

Front Garden

Off street parking driveway. Rockery and hedge borders.

Rear Garden

Enclosed rear garden with paved patio sitting area. Large lawn areas. Mature shrubs and flowers. Timber frame fencing and hedge.

Garage

12'5 x 23'2"

Integral double garage with up and over door. Power.

Additional Information

We have been advised by the vendor that the property is Freehold.

Epc - D

Council Tax - H

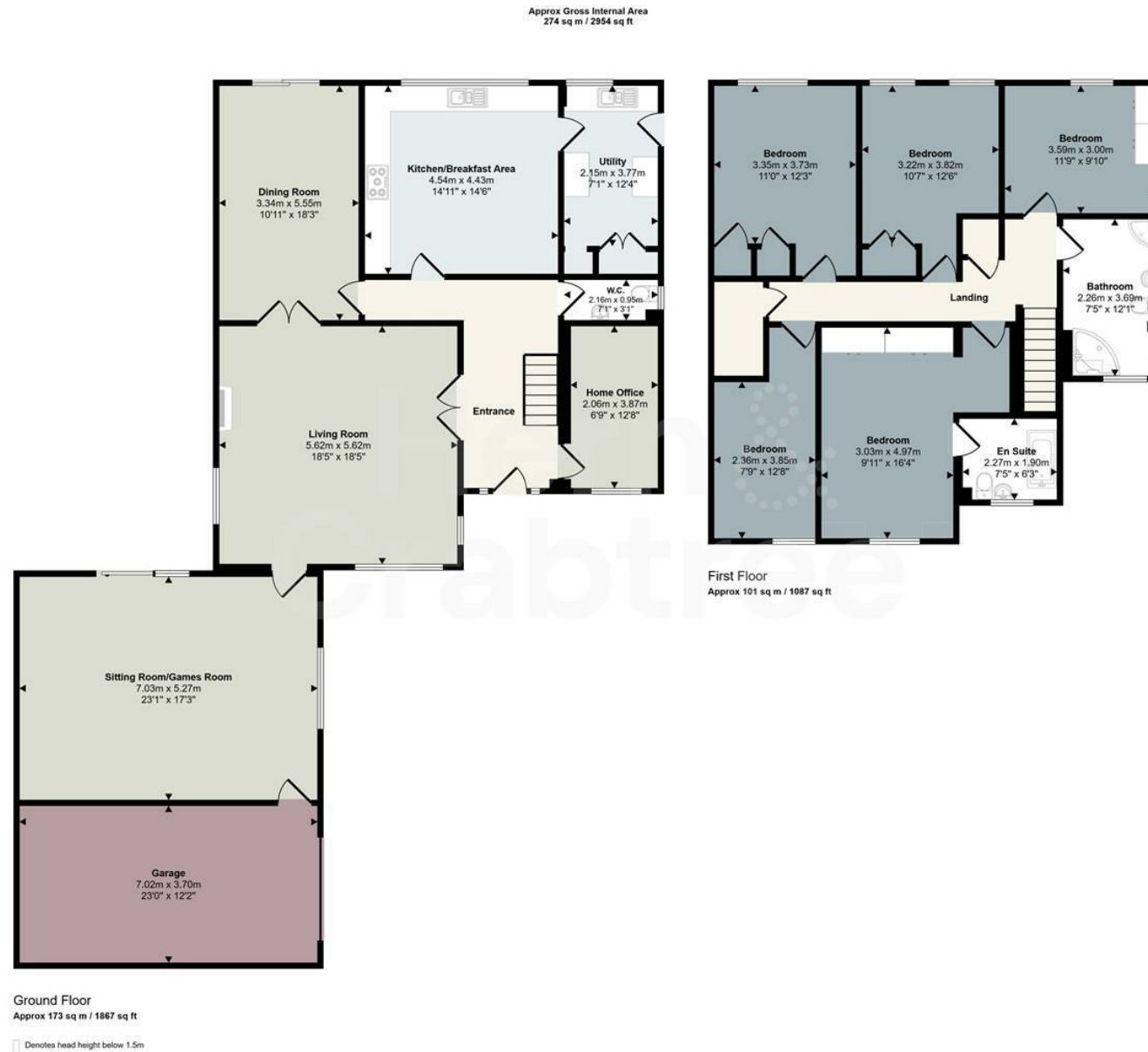
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

Good old-fashioned service with a modern way of thinking.

