Insole Grove East

LLANDAFF, CARDIFF, CF5 2HP

OFFERS IN EXCESS OF £775,000

Hern & Crabtree



Insole Grove East

An exceptional, beautifully transformed family home, enjoying an enviable position overlooking the green on Insole Grove East.

This impressive extended semi-detached residence has been thoughtfully renovated to an exceptional standard, creating a perfect blend of contemporary style, elegant design and comfortable family living.

At the heart of the home is a stunning open-plan living, sitting and dining space, flooded with natural light from expansive sliding glass doors and overhead skylights. These doors create a seamless connection to the beautifully landscaped rear garden, making it ideal for both everyday family life and entertaining.

Arranged over three floors, the accommodation briefly boasts 2,500sq ft and comprises: a welcoming entrance hall, cloakroom, separate lounge, impressive open-plan sitting/dining area, contemporary kitchen, large storage room and a spacious utility. To the first floor are four well-proportioned bedrooms, two benefiting from stylish en-suite facilities, together with a family bathroom. The top floor offers a generous attic room, with one side as a bedroom and the other used as an additional sitting area and home office, providing excellent versatility.

Externally, the property boasts a beautifully landscaped rear garden, off-street parking and solar panels.

The location is equally appealing, with the highly regarded Insole Court just moments away, alongside a range of local shops and amenities within comfortable walking distance. Families will particularly appreciate the excellent selection of highly regarded English and Welsh-medium schools nearby, many within easy walking distance.











Approx 2537.00 sq ft

Council Tax Band: H

Entrance
Entered via a wood front door, coved ceiling, recess lights, stairs to the first floor with understairs storage cupboard, radiator, wooden flooring.

Cloakroom
Fitted with w.c and wash hand basin, recess lights, heated towel rail, tiled floor.

Living Room
Double glazed bay window to the front with fitted shutters, radiator, coved ceiling, sandstone fire surround with marble hearth, wooden flooring.

Kitchen/Dining/Living
Double glazed sliding doors to the garden, skylight windows to the rear, kitchen fitted with a range of wall and base units with marble worktop over, stainless steel sink, a five ring induction hob, double oven and grill, integrated microwave, integrated dishwasher, integrated fridge and freezer, central island with marble worktop, fire built in, recess lights, built in cupboard, vertical radiator.

Storage Area
Recess light, wooden floor, a pvc door to the side.

Utility
Double glazed window to the front, wall and base units with worktop, stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer, radiator, recess lights, wood laminate flooring.

First Floor Landing
Stairs rise up from the hall, recess lights, radiator, stairs to the second floor.

Bedroom One
Double glazed bay window to the front with fitted shutters, radiator, recess lights, wooden floor.

Dressing Area
Recess lights, radiator, built in wardrobes, wooden flooring.

En Suite
Double obscure glazed window to the front, shower, w.c and double wash hand basin, recess lights, heated towel rail, tiled walls and tiled floor.

Bedroom Two
Double glazed window to the rear with fitted shutters, radiator, recess lights, built in wardrobes, wooden floor.

En Suite
Double obscure glazed window to the rear, shower, w.c and wash hand basin, heated towel rail, recess lights, tiled floor.

Bedroom Three
Double glazed window to the rear with fitted shutters, radiator, built in wardrobes, wooden floor.

Bedroom Four
Double glazed window to the front with fitted shutters, radiator, built in wardrobes, wooden floor.

Bathroom
Double obscure glazed window to the side, bath with shower over, w.c and wash hand basin, heated towel rail, tiled floor.

Second Floor
Stairs rise up from the first floor landing, double glazed skylight windows to the rear, radiators, recess lights, built in wardrobe, large storage cupboard.

Garden
Enclosed by timber fencing, large patio area, Astro turf, power points, cold water tap, gate to the side.

Front
Driveway, electric car charging point, low rise brick wall with railings, pedestrian gate, paved garden.

Tenure and additional Information
We have been advised the property is freehold and the council tax band is H.

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C.

Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.
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.



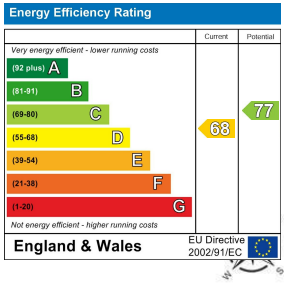








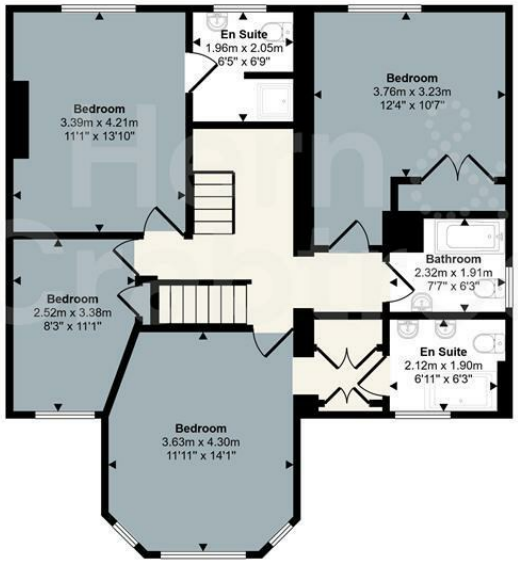
hern-crabtree.co.uk



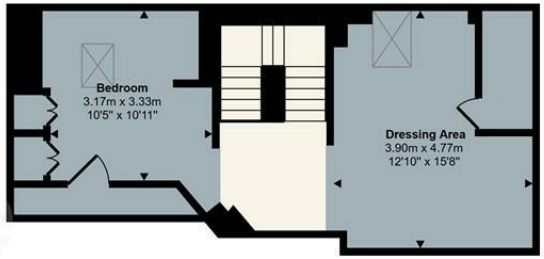
Approx Gross Internal Area
236 sq m / 2537 sq ft



Ground Floor
Approx 105 sq m / 1135 sq ft



First Floor
Approx 86 sq m / 928 sq ft



Second Floor
Approx 44 sq m / 474 sq ft

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.

hern-crabtree.co.uk









Hern & Crabtree

02920 555 198 llandaff@hern-crabtree.co.uk hern-crabtree.co.uk 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.