

Greenwood Road

LLANDAFF, CARDIFF, CF5 2QD

GUIDE PRICE £485,000

Hern &
Crabtree



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Set in the peaceful location of Greenwood Road, this charming 1930s semi-detached home is full of original character and potential. Built in a distinctive mock Tudor Dutch style, the property has been lovingly cared for by the same family since the 1960s and offers a rare opportunity to acquire a spacious home in one of Llandaff's most desirable locations.

The accommodation includes two generous reception rooms, a fitted kitchen, three bedrooms, bathroom and separate WC, with original features including parquet flooring, stained glass windows, and plate rails.

Externally, the property offers excellent scope for extension (subject to planning) thanks to its plot and sizeable rear garden. The garden itself is well established and features a patio, lawn, vegetable patch, mature shrubs and a detached single and a half garage. To the front is a gated driveway with a carport and mature planting.

Greenwood Road is ideally located for easy access into Llandaff village, home to independent cafes, shops and the historic Llandaff Cathedral. Nearby are the Llandaff Rowing Club, Hailey Park and Taff Trail, as well as highly regarded local schools within walking distance. Transport links include frequent bus routes, access to Fairwater and Danescourt train stations, and major road links to the A48 and M4. The property is offered with no onward chain.



1030.00 sq ft

Storm Porch

Set to the front with traditional brick columns, outside lighting and access to the main entrance.

Entrance Hall

Entered via a wooden front door with a stained glass inset, flanked by double-glazed windows to either side and above. The hallway features a plate rail, radiator, built-in storage cupboard, and a single-glazed stained glass window to the side which also illuminates the stairwell. Original parquet flooring lies beneath the carpet.

Lounge

A welcoming front reception room with a double-glazed bay window incorporating stained glass panes, gas fireplace with surround, radiator and coved ceiling.

Dining Room

Positioned at the rear with a double-glazed window overlooking the garden, radiator, gas fireplace and traditional plate rail.

Kitchen

Fitted with a selection of wall and base units and worktops over. Includes a one-and-a-half bowl sink and drainer with mixer tap, integrated electric hob, built-in oven and grill, space and plumbing for a washing machine and under-counter fridge. The kitchen also features double-glazed rear window and a glazed rear door providing access to the garden.

Landing

Stairs rise from the hallway with a wooden handrail and boxed banister. The landing features a further bannister, loft access and doors leading to all rooms.

Bedroom One

A spacious double room with double-glazed window to the front, radiator, picture rail, fitted wardrobes and built-in cupboard.

Bedroom Two

Double-glazed window to the rear, picture rail and radiator.

Bedroom Three

Double-glazed windows to the front and side aspects, radiator, fitted furniture and a stairwell recess.

Bathroom

Fitted with a bath and overhead electric shower, wash hand basin with vanity cupboard, airing cupboard housing the hot water tank, part-tiled walls, obscure double-glazed window to the rear, radiator.

Separate W.C

Accessed from the landing, with a traditional overhead cistern, obscure double-glazed side window and vinyl flooring. There is potential to combine the bathroom and WC into a single larger bathroom space, subject to personal preference.

Rear Garden

A generous and well-established enclosed garden featuring a paved patio, large lawn, mature flower beds, hedges and trees. Includes a timber-framed storage shed and a vegetable garden area. A single and a half width detached garage sits to the rear with access via side gate and driveway.

Front/Parking

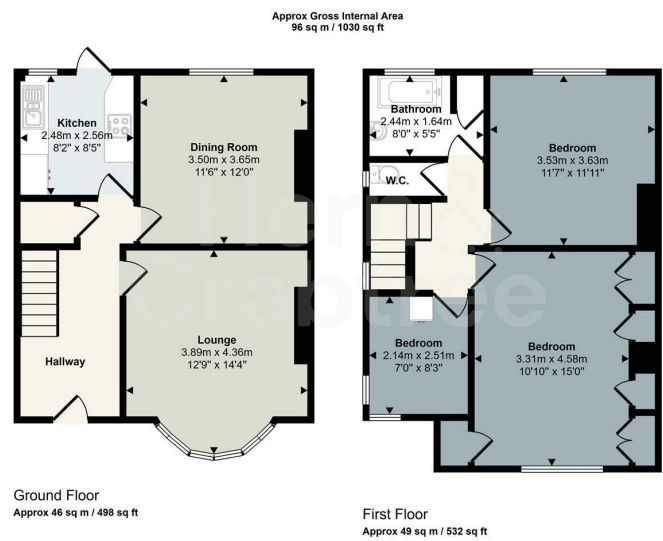
Gated driveway with wrought iron gates, low brick wall boundaries and a lawn with flower beds and mature shrubs. There is a polycarbonate carport to the side, outdoor cold water tap, and side gate access to the rear.

Disclaimer

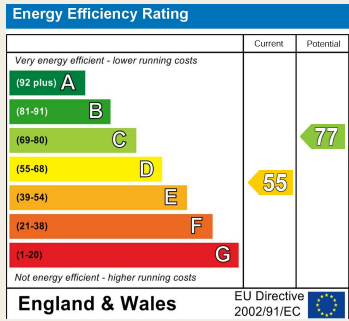
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