Triscombe Drive

LLANDAFF, CARDIFF, CF5 2PN

OFFERS IN EXCESS OF £600,000

Hern & Crabtree



Triscombe Drive

Tucked away at the end of this quiet no-through road in the sought-after area of Llandaff, this well-appointed four-bedroom detached family home offers spacious and versatile accommodation, a good-sized rear garden, off-street parking and a single integral garage.

The generously proportioned and extended accommodation briefly comprises an entrance hall, cloakroom, spacious lounge opening into the dining room, modern fitted kitchen and separate utility room to the ground floor. To the first floor are four good-sized bedrooms, with the principal bedroom benefiting from an en-suite shower room, along with a family bathroom.

Externally, the property enjoys a lovely private rear garden, ideal for families and outdoor entertaining, while to the front there is off-street parking for multiple vehicles in addition to the integral garage.

Triscombe Drive is ideally positioned within a peaceful cul-de-sac just off Llantrisant Road, within easy walking distance of excellent local schools, Llandaff Village, local shops and a range of amenities. The nearby train station is also just a short walk away, providing convenient access to Cardiff City Centre and beyond.











Approx 1586.00 sq ft

Council Tax Band: F

Entrance
Entered via a composite front door leading into the entrance hall.

Hallway
Stairs to the first floor with understairs cupboard, dado rail.

Cloakroom
Double obscure glazed window to the front, w.c and wash hand basin, fuse board, radiator, laminate flooring.

Living Room
Double glazed bay window to the front, radiator, coved ceiling, gas fireplace with wooden surround and marble hearth, archway to the dining room.

Dining Room
Double glazed bi fold doors to the rear, radiator, coved ceiling, dado rail, wooden floor.

Kitchen
Double glazed window to the front and the side, wall and base units with worktop over, double stainless steel sink and drainer, a five ring integrated gas hob with electric oven and oven and grill combi, wood laminate floor.

Utility
Double glazed window to the side, pvc door leads out, stainless steel sink and drainer, space and plumbing for a washing machine and a tumble dryer, radiator, boiler situated in this room.

First Floor Landing
Access to a double insulated loft, cupboard housing the hot water cylinder, dado rail, glass balustrade.

Bedroom One
Double glazed window to the front, radiator.

En Suite
Double obscure glazed window to the side, shower, w.c and wash hand basin, heated towel rail, laminate floor.

Bedroom Two
Twin double glazed window to the front, radiators.

Bedroom Three
Double glazed window to the rear, radiator, laminate flooring.

Bedroom Four
Double glazed window to the rear, radiator, built in wardrobe.

Bathroom
Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, part tiled walls, heated towel rail, laminate flooring.

Garden
Enclosed by timber fencing, paved sitting area and lawn. Cold water tap, gate to the side. Flower and shrub border.

Garage
Integrated garage with up and over electric door to the front, power.

Front
Paved hardstand

Tenure and additional information
We have been advised by the seller that the property is freehold and the council tax band is F. EPC - C.

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.



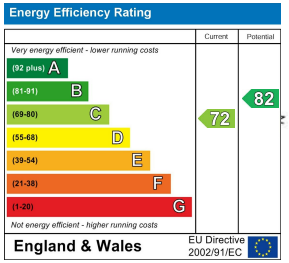








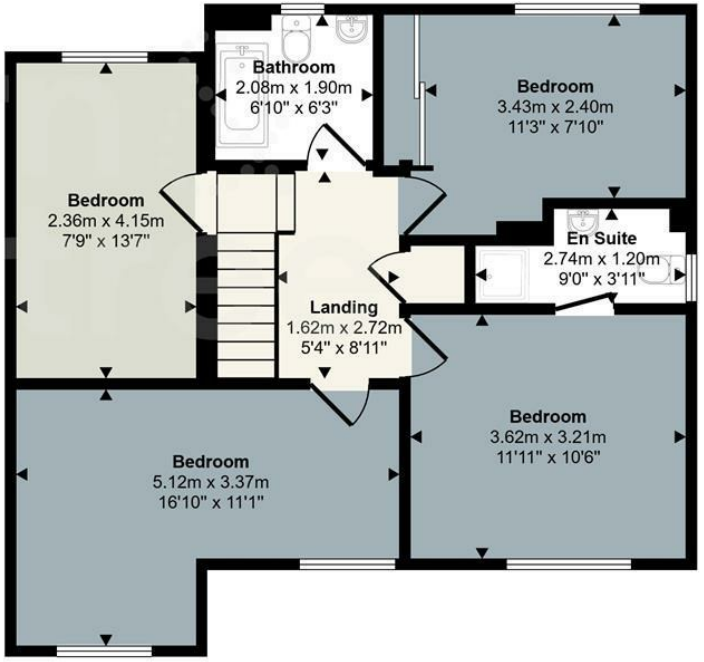
hern-crabtree.co.uk



Approx Gross Internal Area
147 sq m / 1586 sq ft



Ground Floor
Approx 83 sq m / 894 sq ft



First Floor
Approx 64 sq m / 692 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.