

# Bishops Walk

LLANDAFF, CARDIFF, CF5 2HA

GUIDE PRICE £465,000

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# Bishops Walk

Perfectly positioned on a popular tree-lined street in Llandaff, this beautifully presented and light-filled three-bedroom semi-detached home offers well-balanced accommodation throughout and an impressive rear garden, making it an ideal family home.

The accommodation briefly comprises an inviting entrance hall, a convenient cloakroom, and a spacious lounge/diner featuring a charming bay window to the front. To the rear, there is a comfortable sitting room with doors opening directly onto the garden, along with a square fitted kitchen providing ample workspace and storage.

Upstairs, the property offers three well-proportioned bedrooms and a modern shower room.

Externally, the home truly excels with its fantastic-sized, well-stocked rear garden, complete with seating areas perfect for relaxing or entertaining. There is also access to a single garage to the rear with rear lane access, as well as off-street parking to the front.

Bishops Walk is perfectly positioned close to the ever so popular Insole Court and Llandaff High Street can be found just a short walk away. Llandaff offers a variety of independent cafés, shops and amenities including Rugby Club, Rowing Club and the historic Llandaff Cathedral. Llandaff offers excellent public transport links to Cardiff city centre via bus and rail. There are also excellent primary and secondary schools close by. Be quick and book early!



# 1094.00 sq ft

## Entrance Hall

Entered via a double glazed PVC door to the side with inset glazed panel, the entrance hall provides an immediate sense of character. Stairs rise to the first floor with wooden handrail and spindles, and an archway continues the hallway. There is laminate flooring and a useful understairs storage area, with a double glazed obscure window to the side bringing in additional light.

## Cloakroom

With a double glazed secure window to the front fitted with shutters, the cloakroom comprises WC, tiled walls and tiled floor. The gas boiler is housed here.

## Living Room

A bright reception room with a double glazed bay window to the front aspect fitted with shutters. Features include half height wooden panelling, picture rail, coving and a gas fireplace with mantelpiece and stone hearth. A radiator and laminate flooring complete the space.

## Dining Room

Positioned to the rear, this room enjoys double glazed French doors opening directly onto the garden with windows above. A matching gas fireplace with mantelpiece and stone hearth provides a focal point, complemented by a ceiling rose, picture rail and dado rail. Laminate flooring and a radiator are fitted.

## Kitchen

Overlooking the rear garden, the kitchen is fitted with a selection of wall and base units with work surfaces over. There is a four ring gas hob with stainless steel splashback and concealed cooker hood, a one and a half bowl sink with drainer and mixer tap, space and plumbing for a washing machine, and recesses for further appliances including fridge and microwave. A double glazed window looks out to the rear and a double glazed obscure PVC door provides further garden access. Tiled flooring and splashbacks are fitted, with ceiling spotlights.

## Landing

The first floor landing benefits from a double glazed window to the rear for natural light. There is laminate flooring, an airing cupboard housing the hot water tank with linen shelving, and loft access

## Bedroom One

A generous double bedroom with a curved double glazed bay window to the front fitted with shutters. Features include a radiator, laminate flooring, ceiling rose, picture rail and dado rail. Fitted mirrored wardrobes provide storage.

## Bedroom Two

With a double glazed window to the rear, this bedroom includes fitted mirrored wardrobes, laminate flooring, radiator, ceiling rose, picture rail and dado rail.

## Bedroom Three

A comfortable third bedroom with a double glazed window to the front fitted with shutters, radiator, laminate flooring and loft access hatch.

## Shower Room

Fitted with a double glazed obscure window to the side, the shower room comprises a quadrant shower with glass screen and electric shower, WC and wash hand basin. Walls and floor are tiled, and there is a heated towel rail, extractor fan, wall hung vanity cupboard and mirrored cabinet.

## Rear Garden

The landscaped rear garden is arranged into distinct areas. Immediately from the house is a paved patio seating area with cold water tap. A pergola archway leads to a pathway running the length of the garden. There is a lawn with circular patio, raised flower borders with mature shrubs and flowers, and further stone chipping areas. To the rear, a picket fenced section includes a pond and additional planting, with a covered seating area benefitting from power and light. A gate provides rear lane access.

## Garage

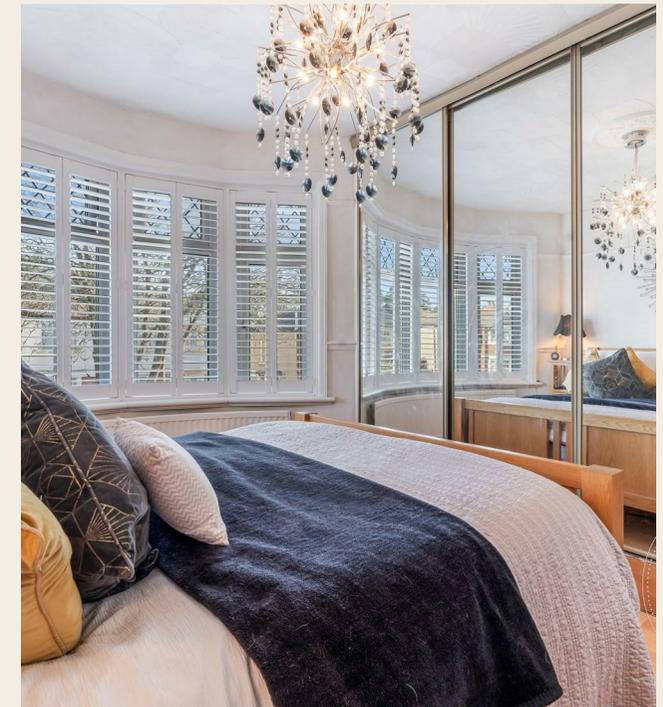
A detached single garage with power and light, accessed via PVC French doors with additional glazed side window for natural light and security. A roller shutter door opens to the rear.

## Front

To the front is a block paved driveway providing parking for two vehicles, bordered by a low rise brick wall and mature flower beds. A gated side pathway leads to the entrance and continues through to the rear garden.

## Tenure and additional information

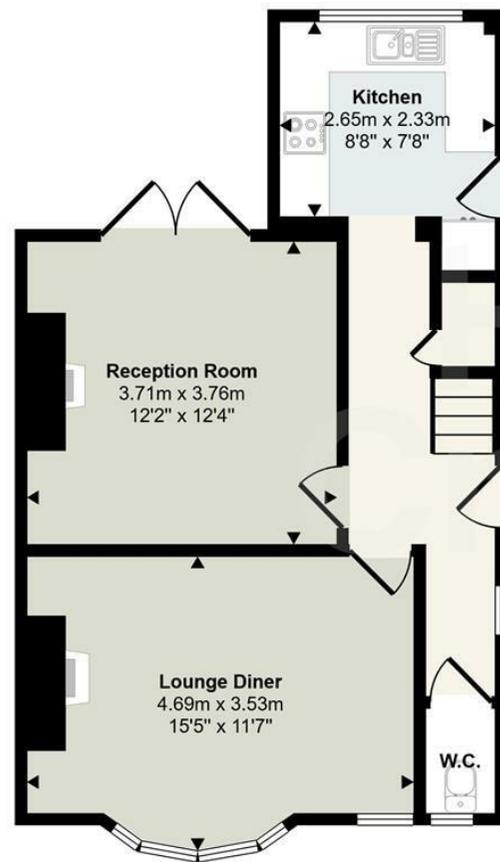
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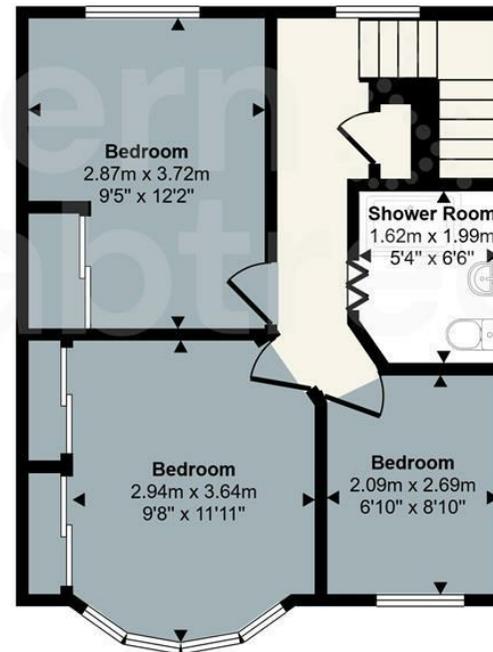


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

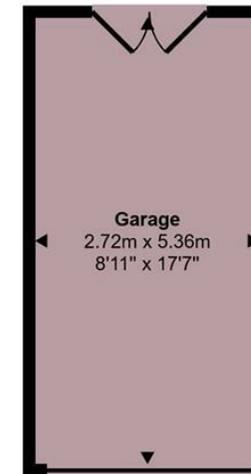
Approx Gross Internal Area  
102 sq m / 1094 sq ft



Ground Floor  
Approx 47 sq m / 501 sq ft



First Floor  
Approx 41 sq m / 436 sq ft



Garage  
Approx 15 sq m / 157 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.

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