

Triscombe Drive

LLANDAFF, CARDIFF, CF5 2PN

GUIDE PRICE £635,000

**Hern &
Crabtree**



Triscombe Drive

Tucked away at the end of a quiet no-through road in Llandaff, this beautifully extended and well-appointed four-bedroom detached family home offers spacious and light-filled living throughout. With generous accommodation, a private rear garden, and ample off-street parking, it presents an ideal setting for family life.

The thoughtfully designed ground floor comprises an inviting entrance hall, cloakroom, a bright lounge opening seamlessly into the dining room, conservatory with doors onto the rear garden, a modern fitted kitchen, and a separate utility room.

Upstairs, the property features four well-proportioned bedrooms, including two with en-suite facilities, along with a contemporary family bathroom.

Externally, the home benefits from a lovely private rear garden and off-street parking for multiple vehicles.

Situated on Triscombe Drive, a peaceful cul-de-sac just off Llantrisant Road, the property is within walking distance of highly regarded local schools, the charming amenities of Llandaff Village, and convenient local shops. A nearby train station provides excellent transport links to and from Cardiff City Centre.

Early viewing is highly recommended to fully appreciate everything this fantastic family home has to offer.



1440.00 sq ft

Entrance

Storm porch to the front, entered into the hall via a wood front door with inset stained glass window, stairs to the first floor with understairs storage, radiator.

Cloakroom

Double obscure glazed window to the front, w.c and wash hand basin, radiator, vinyl floor.

Music Room/Office

Double glazed French doors which lead to the front, radiator, coved ceiling, spotlights, wood laminate flooring.

Kitchen

Double glazed wood window to the rear, glazed wood door to the rear, square walk through to the utility room, kitchen fitted with a range of wall and base units with worktop over, a ceramic hob with cooker hood above and integrated Bosch oven, one and a half bowl sink and drainer with mixer tap, integrated dishwasher and integrated base fridge, radiator, wood laminate flooring.

Utility Room

Double glazed wood window to the side, gas Worcester combination boiler, space for American style fridge, plumbing for a washing machine, space for further appliances, tiled flooring.

Dining room

Double glazed sliding patio doors to the conservatory, wood laminate flooring., arch to living room.

Living Room

Double glazed bay window to the front, gas fireplace, radiator, wood laminate flooring.

Conservatory

A quarter rise brick built with a pitched polycarbonate roof, with open adjustable ventilation skylight, double glazed windows to the rear, door to the garden, power, tiled floor.

First Floor Landing

Stairs rise up from entrance hall with wooden handrail and spindles, a split level landing, access to loft space, linen cupboard with shelving.

Bedroom One

Double glazed window to the front, radiator, door to en suite.

En Suite

Double glazed window to the rear, corner cubicle with plumbed shower and glass sliding door, vanity wash hand basin and w.c, shave point and extractor fan, vanity cupboard, heated towel rail, laminate flooring.

Bedroom Two

Double glazed window to the front, radiator, door to en suite.

En Suite

Double obscure glazed window to the side, shower cubicle with plumbed shower, w.c and wash hand basin, radiator, shaver point with light, part tiled walls.

Bedroom Three

Double glazed window to the rear, radiator, wardrobe with mirror.

Bedroom Four

Double glazed window to the front, radiator.

Bathroom

Double obscure glazed window to the rear, bath with mixer tap and shower attachment, w.c and wash hand basin, shaver point, radiator, extractor fan, part tiled walls, tiled floor.

Rear Garden

Landscaped with paved patio, lawn and a raised patio sitting area, mature shrubs, trees and flower borders, timber framed storage shed, outside cold water tap, outside light.

Front

Driveway parking for 1 - 2 vehicles, paved path to front door, mature shrubs and flower borders.

Side

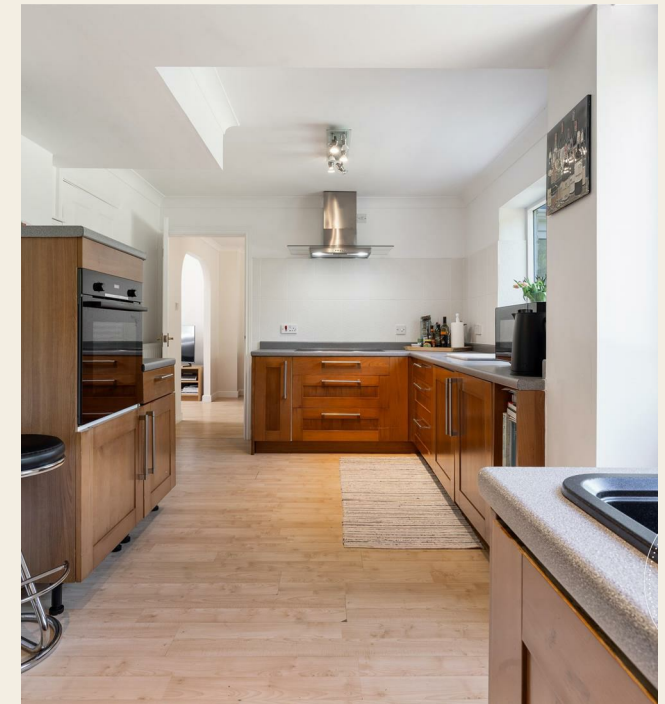
Side path with gate to the rear garden.

Tenure

Disclaimer

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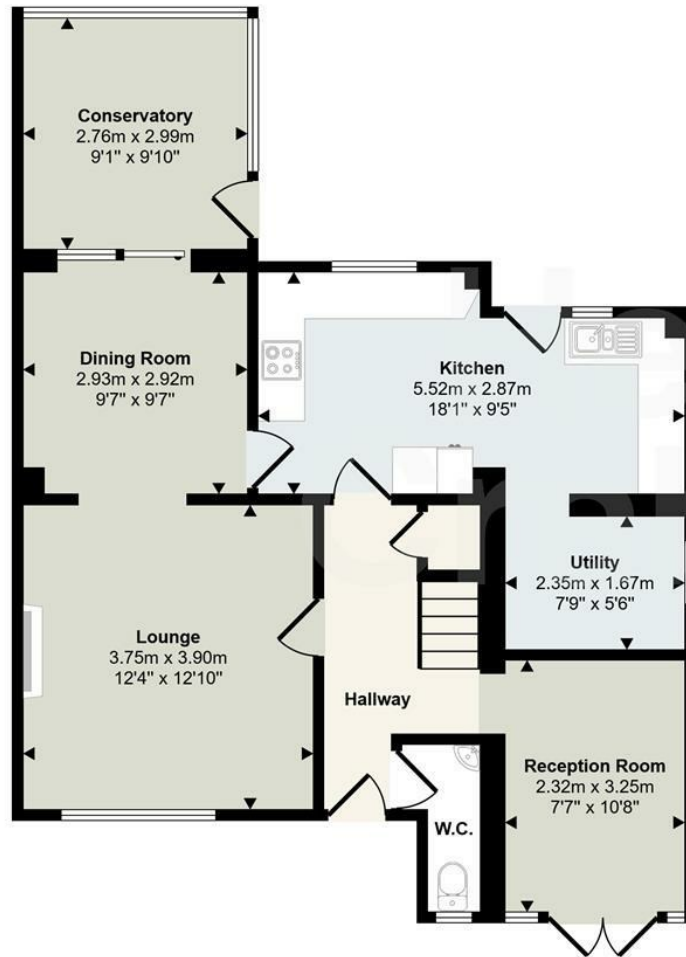
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



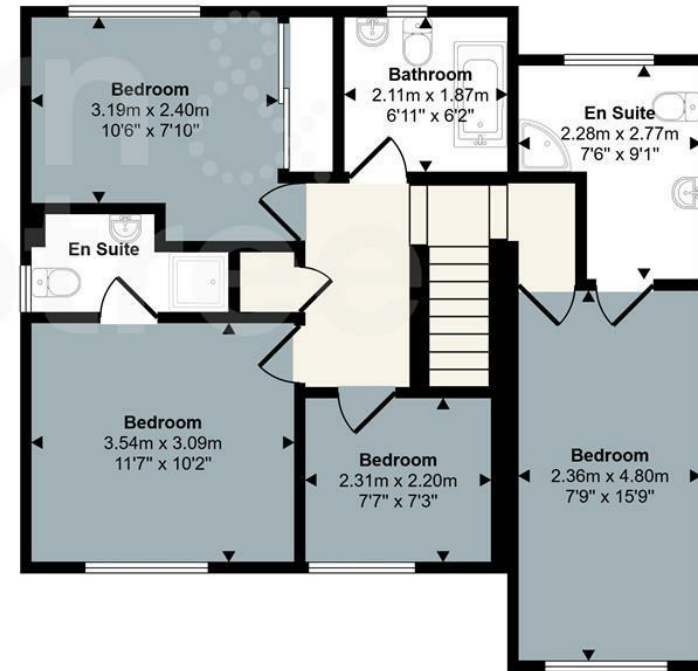


Approx Gross Internal Area
134 sq m / 1440 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	79
(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	



Ground Floor
Approx 72 sq m / 770 sq ft



First Floor
Approx 62 sq m / 671 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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