

# High Street

LLANDAFF, CARDIFF, CF5 2DY

GUIDE PRICE £850,000

Hern & Crabtree



HERN & CRABTREE  
ESTABLISHED 1849

# High Street

A beautiful four storey home rarely available, placed in the heart of Llandaff, on the High Street. This charming period property offers not only spacious living but also unbeatable convenience. Located near an excellent variety of schools, scenic walks, Llandaff Cathedral, and a wide range of local amenities, this is a rare opportunity in a prime location.

Dating from circa 1880s, the home has been well maintained and offers surprisingly low maintenance for its age. It features four generously sized bedrooms, and living space spread over four floors, making it ideal for families or those seeking versatile living space.

To the front of the house is a beautiful open-plan sitting and dining room, full of character and perfect for everyday living or entertaining guests. To the rear, a second large living/dining room that opens directly to the landscaped garden, boasting a striking vaulted ceiling that creates a sense of drama and openness—a superb space for hosting or relaxing.

The landscaped rear garden is both elegant and practical, with well-designed seating areas enclosed by high stone walling for added privacy. A hard standing provides off-street parking, accessed via a sliding gate, and leads to a large stone-built garage with tremendous potential for a variety of uses (subject to any necessary planning permissions).

Offered chain-free, this unique home is a rare find and must be viewed to be fully appreciated.



# 3244.00 sq ft

## Entrance

Entered via a double glazed composite door to the side, into hallway with tiled floor, stairs to the living room and down to the lower level, archway to rooms for coats and doorway to the cloakroom.

## Cloakroom

Fitted with w.c and wash hand basin, wall unit and extractor fan, tiled floor, part tiled walls.

## Living Room

Stairs rise up from the entrance hall then into living room via a wood glazed door, two double glazed windows to the front, ceiling rose and coved ceiling, two radiators, a feature fireplace with marble mantle and slate hearth, open archways, step down to the dining area.

## Kitchen/Breakfast and Sitting Room

Stairs to one side which lead to the first floor, archway to kitchen which has a double glazed skylight window, archway window looks into the breakfast area, kitchen fitted with a range of wall and base units with worktop over and decorative Spanish tiled splashback, one and a half bowl stainless steel sink and drainer with a swan neck mixer tap, a four ring Neff gas hob with extractor hood above and integrated Neff oven, integrated Neff dishwasher, space for a fridge/freezer, tiled floor, from the original front door there is a etched glass feature window which displays the house name.

Breakfast/Sitting Room has double glazed French doors which lead to the garden, a further double glazed window to the rear and stained glass circular window, a pitched vaulted ceiling with mock Tudor exposed beams, two radiators, a gas fireplace with a slate mantle and hearth, tiled floor.

## Lower Level

Steps down from hall with part exposed stonework original from the Taff River, tiled lower level hall, giving access to two further reception rooms.

## Reception Room One

Double obscure glazed window to the front and side, a feature fireplace, radiator.

## Reception Room Two

Fitted storage cupboards, desk and storage, radiator.

## First Floor Landing

Stairs rise up from inner hallway, double obscure glazed window to the side, airing cupboard housing the Worcester boiler and shelving, steps lead to second floor.

## Bathroom

Double obscure glazed window to the side, bath with shower plumbed from the tap, w.c and wash hand basin, linen cupboard, vanity storage cupboards, radiator, extractor fan, part tiled walls, vinyl floor.

## Laundry Room

Double glazed window to the side, plumbing for a washing machine, tumble dryer, storage cupboards and worktop.

## First Floor Half Landing

A dog leg staircase, a large double glazed window to the side, radiator, stairs to the second floor, door to principal suite.

## Walk Way to principal Suite

Entered into a dressing area with fitted wardrobes and archway to the main bedroom area, doors to walk in wardrobe and en suite.

## Walk in Wardrobe

Has radiator, fitted hanging rails.

## En Suite

Double obscure glazed window to the side, shower cubicle, w.c and vanity wash hand basin, radiator, extractor fan, part tiled walls, vinyl flooring.

## Main Bedroom

Double glazed window to the front with secondary glazing, radiator, fitted wardrobes, dressing table and storage, radiator, ceiling rose and coved ceiling.

## Second Floor Landing

Stairs rise up from the half landing leads to a dog leg staircase and half landing.

## Bedroom Two

Double glazed window to the rear, radiator, fitted wardrobes, dressing table and storage.

## Bedroom Three

A split level bedroom with dressing room/bedroom/sitting area with double glazed skylight window to the rear, eaves storage, radiator, step up to the bedroom area which has a double glazed window to the front, a skylight window to the side, exposed beams, radiator.

## Rear Garden

A landscaped garden, patio with slate paving, stone walls, large driveway, mature shrubs and flower borders, sliding metal gate giving access to vehicles.

## Double Garage

A double garage formerly a coach house, up and over manual door, pitched roof, glazed window to the side and potential conversion.

## Front

The property is accessed via Chapel Street and a side door with decorative Spanish tiles. A courtyard front with shrubs and stone pavers, brick wall and railing and pedestrian gate.

## Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is G.

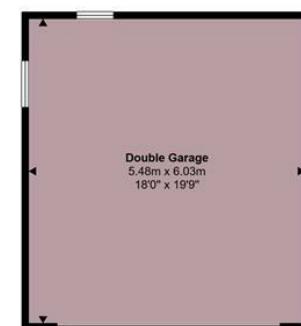
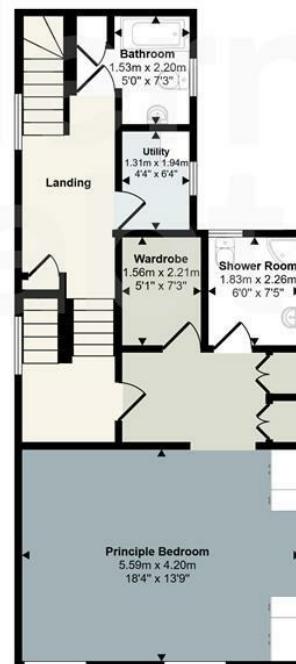
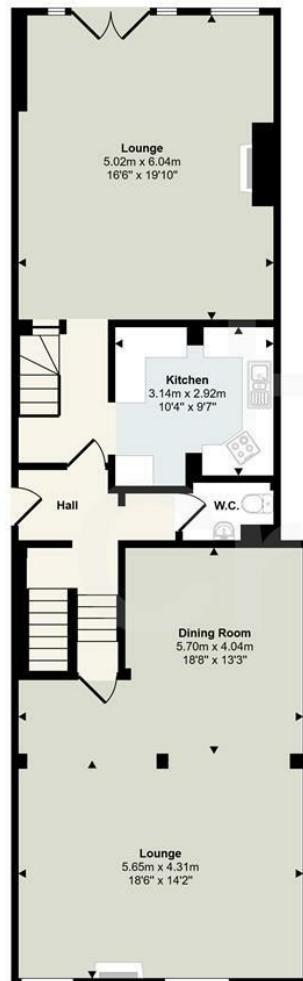
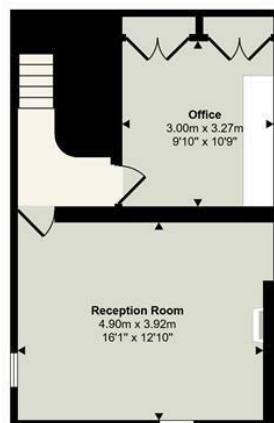
## Disclaimer

**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.

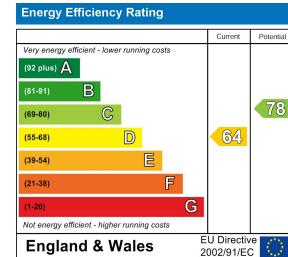
**Please note:** Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Approx Gross Internal Area  
301 sq m / 3244 sq ft



Good old-fashioned service with a modern way of thinking.

