

# Pwllmelin Road

LLANDAFF, CARDIFF, CF5 2NJ

**GUIDE PRICE £775,000**

**Hern &  
Crabtree**



# Pwllmelin Road

A truly exceptional four bedroom detached family home set on this generous size plot located a stone's throw away from the ever-so popular Insole Court and Llandaff Village. Situated on the cusp of the historic village of Llandaff and is a short stroll to the main High Street with its celebrated restaurant scene, independent shops and cafes along with easy access to the Taff Trail. Both Llandaff Cathedral School and Howells School are nearby, making the location ideal for families.

Set back on Pwllmelin Road, the long driveway to the front of the house gives off street parking for multiple vehicles as well as access to an integral garage. Entered via an entrance porch into the hallway, you'll find a downstairs cloakroom, a generous living room with a door leading into the dining room, a fantastic size open plan kitchen/diner/sitting area with a central island and a handy utility room to the ground floor.

The first floor offers a fantastic gallery landing with access to a central balcony and doors leading to four generous size bedrooms. There is an en-suite to bedroom one and a contemporary four piece family bathroom suite.

Externally there is a generous size rear garden perfect for families and entertaining.

Viewings are highly recommended for this wonderful family home to be fully appreciated. Be quick and book early.



# 1966.00 sq ft

## Entrance

Entered via double composite doors into a small porch.

## Porch

Tiled floors. Wooden door into the hallway.

## Hallway

Stairs to the first floor. Radiator. Parquet flooring.

## Cloakroom

Obscure double glazed window to the rear. W/c and wash hand basin. Part tiled walls. Continuation of parquet flooring.

## Living Room

Double glazed windows to the front. Coved ceiling. Radiator. Fireplace with working wooden burner with oak beam mantle and slate hearth. Parquet flooring.

## Dining Room

Double glazed window to the rear. Coved ceiling. Radiator. Parquet flooring.

## Kitchen/Diner

Double glazed patio doors to the rear. Obscure double glazed window to the side. Tiled floor. The kitchen is fitted with wall and base units with composite work surfaces. Integrated five ring gas hob and oven and grill. Stainless steel sink and a hearth with etched drainer. Integrated dishwasher, fridge and freezer. Large island with sitting area. Radiator. Recess lighting. Door into integrated garage.

## Utility Room

Double glazed window to the rear and door. Wall and base units. Space and plumbing for a washing machine and tumble dryer. Tiled walls and floor. Stainless steel sink and drainer. Space for a fridge. Radiator.

## FIRST FLOOR

Dog leg staircase to the first floor landing.

## Landing

Radiator. Access to part boarded loft. Large built in cupboard. Obscure double glazed Door leading out to a decked sitting balcony to the front.

## Bedroom One

Double glazed window to the front. Radiator. Door to en-suite.

## En-Suite

Obscure double glazed window to the side. Tiled walls and floor. Walk in shower, W/c and wash hand basin. Heated towel rail.

## Bedroom Two

Double glazed window to the front. Radiator. Large built in sliding door wardrobes.

## Bedroom Three

Double glazed window to the rear. Radiator. Large built in wardrobe.

## Bedroom Four

Double glazed window to the rear. Radiator. Built in wardrobe and shelving.

## Bathroom

Obscure double glazed window to the rear. Bath, Shower, w/c and wash hand basin. Tiled walls and floor. Heated towel Rail. Combi boiler. We have been advised by the seller that the combi boiler is approximately 1 year old.

## Garage

Obscure double glazed window to the side. Power and light. Cold water tap. Roll up electric door.

## OUTSIDE

### Front

Large driveway to the front. Lawn area with mature shrubs. Electric charging point.

### Rear Garden

Enclosed rear garden with a large paved sitting area. Steps down to a lawn area. Pathway leading to the rear. Hedge borders. Gates to both side. Cold water tap. Power sockets.

### 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, the square footage includes the garage.

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.

### Additional information

Epc - C  
Council Tax - G





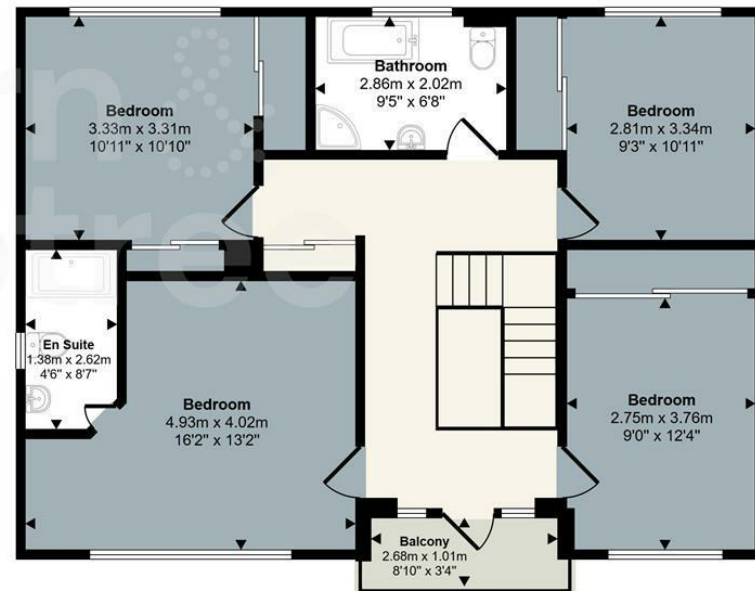


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ESTABLISHED 1849

Approx Gross Internal Area  
183 sq m / 1966 sq ft



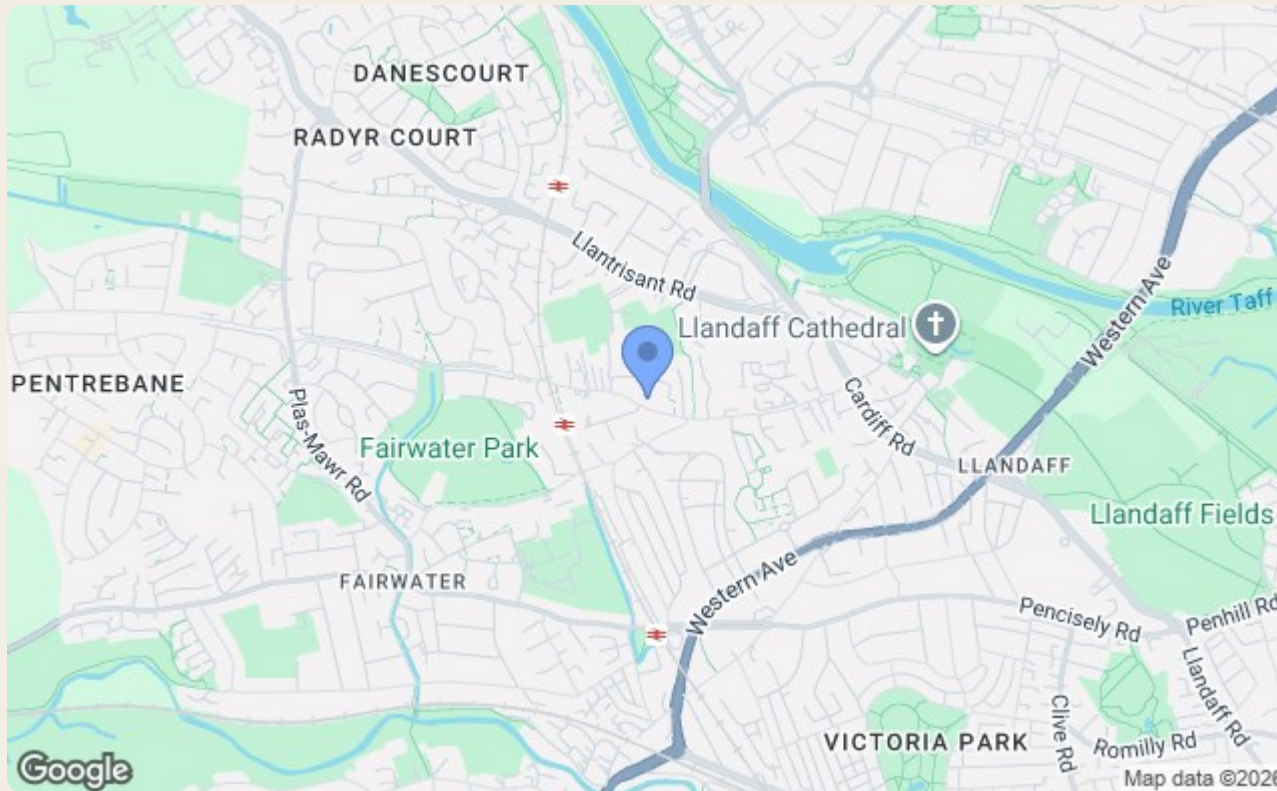
Ground Floor  
Approx 99 sq m / 1061 sq ft



First Floor  
Approx 84 sq m / 906 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
	70	77	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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