

Baynton Close

LLANDAFF, CARDIFF, CF5 2NZ

OFFERS IN EXCESS OF £650,000

**Hern &
Crabtree**



Baynton Close

A truly outstanding, extended, detached residence, meticulously transformed by the current owners to an exceptional standard. The heart of the home is an impressive open-plan kitchen, dining, and living area, where expansive bi-folding doors bathe the space in an abundance of natural light, creating a spectacular environment for modern family living and entertaining.

Spacious throughout, the accommodation briefly comprises: entrance hall, cloakroom, playroom/home office, lounge, and the impressive open-plan kitchen/dining/sitting area with bi-folding doors opening onto the rear garden. A separate utility area completes the ground floor.

To the first floor are four generously sized bedrooms, including a stylish en-suite to the master bedroom, along with a contemporary family shower room.

Externally, the property boasts a good-sized, low-maintenance rear garden with a versatile garden room, ideal for use as a home office, gym, or studio. Off-street parking is available to the side of the property.

Llandaff offers a good selection of independent shops, cafés and restaurants with excellent public transport links to Cardiff city centre. Ysgol Pencae Welsh Primary School is just a short stroll to the end of the street whilst in a wide catchment for several English and Welsh Primary and Secondary Schools including Bishop of Llandaff High School and Glantaf Welsh Secondary. Internal viewings are highly recommended!



1686.00 sq ft

Entrance Hall

Entered via a composite front door, stairs to the first floor, radiator, wood flooring.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, radiator, wood flooring.

Living Room

Double glazed window to the front and side, radiator.

Playroom

Double glazed window to the front, radiator, wood flooring.

Kitchen/Living/Dining Room

Two sets of bi-fold doors to the rear, double glazed windows to the rear, four skylight windows, kitchen fitted with a range of wall and base units with worktop over, a five ring Neff induction hob, with double oven, a ceramic sink and draining grooves, wine fridge, integrated dishwasher, integrated fridge and freezer, three radiators, wood flooring,

Utility

Cupboard housing the combination boiler, stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer, radiator, wood flooring, composite door leading out,

First Floor Landing

A dog leg staircase, double glazed window to the front, coved ceiling, access to loft space, storage cupboard.

Bedroom One

Double glazed window to the rear, coved ceiling, radiator.

En Suite

Double obscure glazed window to the rear, a walk in shower, w.c and wash hand basin, heated towel rail, mirrored light, tiled floor and walls.

Bedroom Two

Double glazed window to the rear, coved ceiling, radiator.

Bedroom Three

Double glazed window to the front, radiator, coved ceiling, built in wardrobes.

Bedroom Four

Double glazed window to the front, radiator, coved ceiling.

shower Room Bathroom

Double obscure glazed window, walk in shower with glass door, w.c and vanity wash hand basin, tiled walls and floor.

Rear Garden

Enclosed by timber fencing, paved patio area, Astro turf lawn, decked sitting area, electric points, cold water tap.

Outside Office

Double glazed window to the side, with power and light, radiator, laminate flooring double obscure glazed panel door leads out.

Parking and Charging Point

Parking to the side, electric charging point.

Front

Tenure and additional information

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

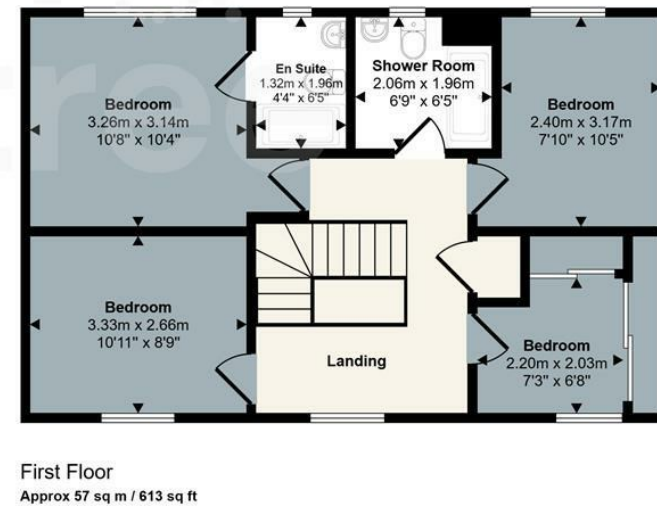
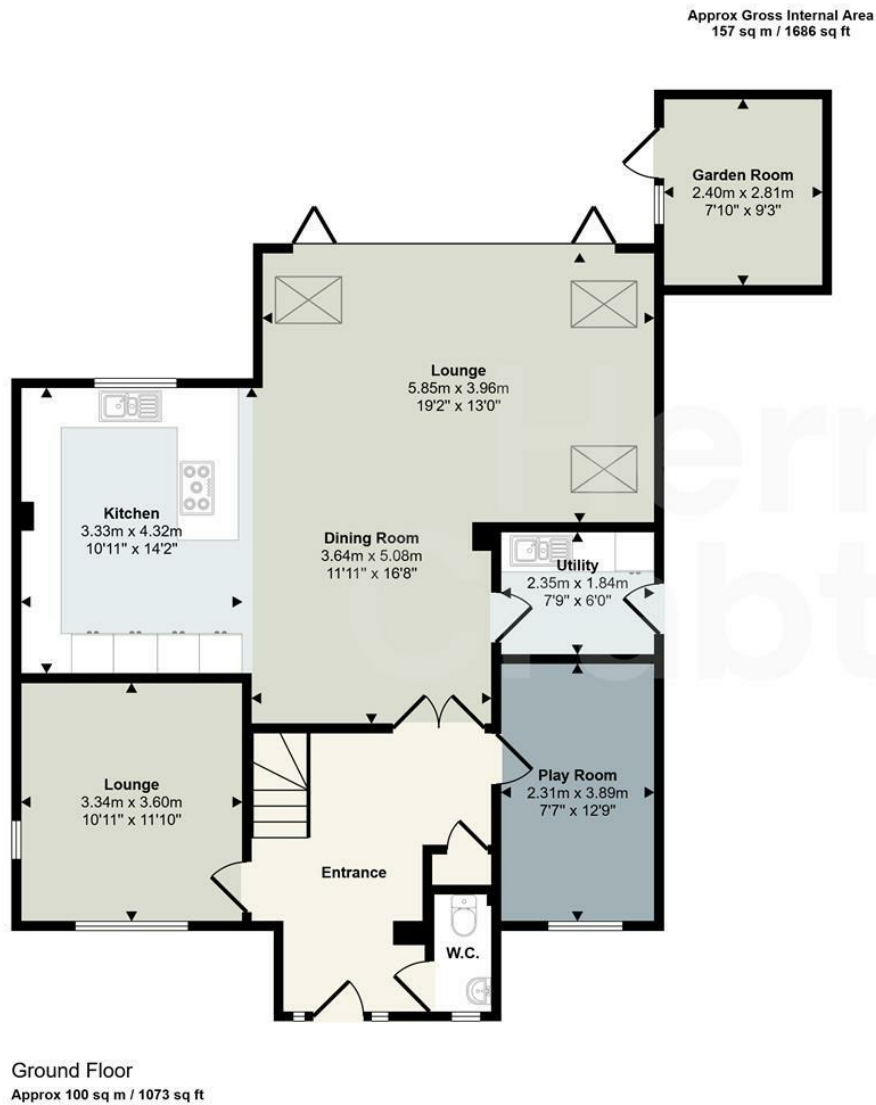
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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