

Ynys Y Coed

LLANDAFF, CARDIFF, CF5 2LU

GUIDE PRICE £1,000,000

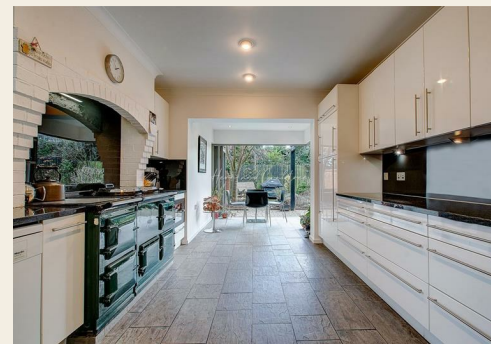
**Hern &
Crabtree**



Ynys Y Coed

Ynys Y Coed is an exclusive, quiet, tree-lined cul de sac tucked away just off Fairwater Road in the historic village of Llandaff. Behind this handsome facade is a charming family home meticulously presented throughout, offering a bright and spacious living accommodation. Built in 1997, the property has been thoughtfully extended by the current owners in recent years to help create a modern interior including an eye-catching kitchen breakfast room.

On the ground floor, you'll find a generous entrance hall, cloakroom, living room, dining room, home office and a kitchen/breakfast room with a seamless corner of bi-fold doors opening out to the rear garden. On the first floor are four bedrooms, the principal bedroom has a contemporary en suite and there is a family bathroom with spa jets too. Outside is a landscaped garden which has been well stocked with a good variety of mature shrubs, trees and a water feature. A double attached garage can be accessed from the rear garden or from the driveway to the front of the property. Internal viewings are highly recommended to fully appreciate all this wonderful home has to offer.



2056.00 sq ft

Entrance Hall

14'8 max x 14'9 max

Entered via a wood door, double glazed window with fitted blind, large footmat, two radiators, wood flooring, coved ceiling, dado rail, built in coats cupboard, stairs to the first floor.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, extractor fan, spotlight, mirrored vanity cupboard, stone tiled walls and flooring with electric underfloor heating.

Living Room

21'6 max x 17'3 max

Entered via double doors from the hallway, box bay window to the front, two radiators, cast iron wood burning stove set in marble surround and hearth, bi fold doors leading out to the rear garden with fitted blinds a small side extension with double glazed feature window, continuation of the wood flooring.

Dining Room

11'2 x 13'8

Double glazed window to the rear, coved ceiling, wall lights, spotlights, radiator, wood flooring.

Office

12'3 x 9'10

Double glazed window to the side, wood flooring.

Kitchen/Breakfast Room

23'10 max x 11' max

Double glazed window to the side, two sets of bi-folding doors offering an open corner into the garden, kitchen fitted with a range of wall and base units with granite work tops over, glass splashbacks and underlighting, one and a half bowl sink and drainer, plumbing for a dishwasher, a gas fired Aga with glass splashback, integrated microwave, carasoul cupboard, tiled flooring, door to:-

Utility Room

7'5 x 6'6

Double obscure glazed door to the side, Worcester gas boiler, sink and drainer, plumbing for a washing machine and space for additional appliances, radiator, tiled flooring.

First Floor

Stairs rise up from the entrance hall with wooden handrail and spindles, double glazed window to the front, radiator, access to loft space, airing cupboard with shelving.

Bedroom One

15' x 13'2

Double glazed box bay window to the front, radiator, door to:

En Suite

6' x 13' max

Double obscure window to the rear, a double end bath with central mixer, shower with plumbed shower and glass screen, wash hand basin, w.c and bidet, mirrored vanity cupboard with light, two heated towel rails, further vanity cupboard, spotlights, extractor fan, tiled flooring.

Bedroom Two

10'10 max x 14' max

Double glazed window to the rear and the side, radiator, fitted wardrobes.

Bedroom Three

10'7 x 11'4

Double glazed window to the rear, radiator.

Bedroom Four

12'4 x 10'2

Double glazed window to the front, radiator.

Bathroom

7'1 x 7'10

Double obscure glazed window to the side, bath with plumbed shower and spray jets and glass screen, vanity wash hand basin and w.c, radiator, extractor fan, spotlights, heated towel rail, half tiled walls, wood laminate flooring.

Rear Garden

Enclosed rear garden, landscaped into separate areas, large paved patio, mature shrubs, trees and flower borders, decorative pond, rear porch overhanging from the kitchen providing a covered sitting area with lighting, side return with further paved patio, cold water tap, bin storage.

Garage

19'6 max x 19'3 max does not take into account the An attached double garage with twin electric doors to the front, eaves storage, window, power and light, door to garden.

Front

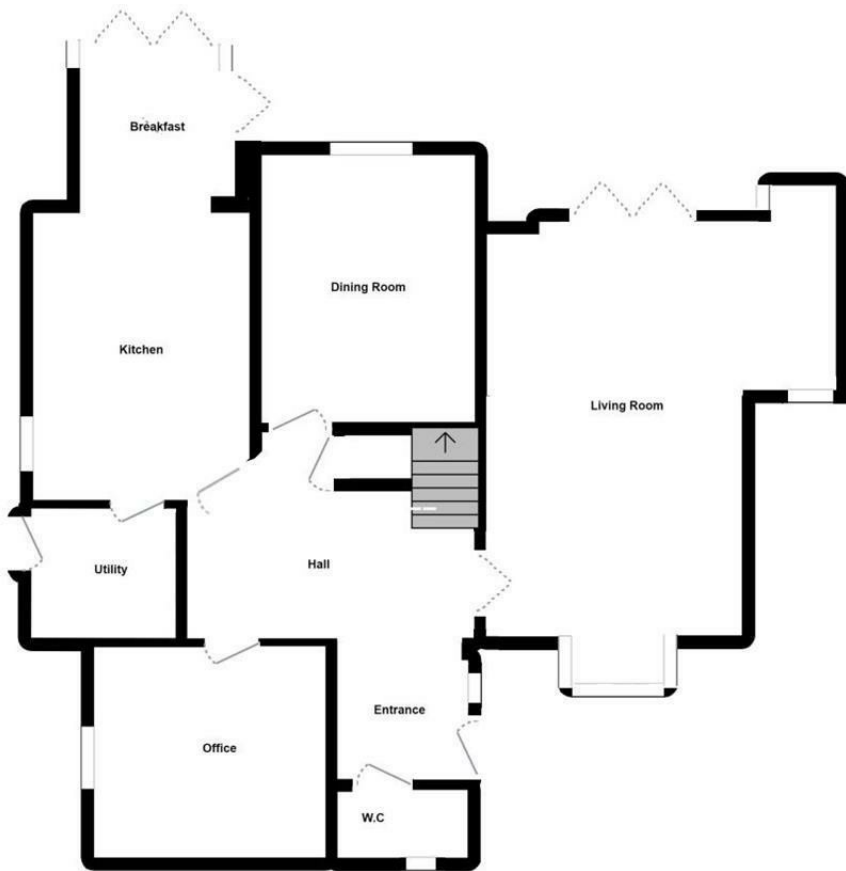
A keyblock driveway, mature shrubs, decorative borders, side gate leading to the rear.

Tenure and Additional Information

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







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	73	80
EU Directive 2002/91/EC		

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



Hern & Crabtree

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