

Hendre Gardens

LLANDAFF, CARDIFF, CF5 2HU

GUIDE PRICE £550,000

**Hern &
Crabtree**



Hendre Gardens

No Chain. Simply superb, this beautifully presented and larger-style three bedroom semi-detached home is perfectly positioned just a stone's throw from Insole Court and Llandaff Primary School. Thoughtfully and stylishly transformed by the current owner, the property effortlessly blends a modern feel with a perfect blend of character.

At the heart of the home is an impressive open plan kitchen, dining and living space designed for modern family life and entertaining, flooded with natural light from large glass panels and striking bi-folding doors that open seamlessly onto the rear garden, creating a wonderful connection between indoor and outdoor living. A spacious entrance hall sets the tone on arrival, leading to an elegant living room and a convenient cloakroom.

To the first floor are three bedrooms, including bedroom two which benefits from its own en-suite, alongside a stylish four-piece family bathroom finished to a high standard. Externally, the property continues to impress with a generous rear garden ideal for families and entertaining, off-street parking and the added benefit of a single garage.

Llandaff High Street can be found just a 10 minute walk away. Llandaff offers a variety of independent cafés shops and amenities including Rugby Club, Rowing Club and the historic Llandaff Cathedral. Llandaff offers excellent public transport links to Cardiff city centre via bus and rail along with the Taff Trail. In close proximity to excellent local schools with Llandaff Primary School being a short stroll up the road and also Bishop of Llandaff High School. There are also great Welsh medium schools in catchment too. Be quick and book early!



1286.00 sq ft

Entrance

Entered via a double glazed door into the entrance hall.

Entrance Hall

Stairs to the first floor with understairs storage cupboard. Coved ceiling. Parquet flooring. Radiator.

Cloakroom

Obscure double glazed window to the side. Tiled floors. W/c and wash hand basin. Combi boiler.

Living Room

Double glazed bay window to the front. Coved ceiling. Radiator. Parquet flooring. Feature fireplace with tiled hearth.

Kitchen/Dining Area

L shaped kitchen/diner. Double glazed Bi fold doors to the rear and further double glazed door to the side. Double glazed window to the side. Parquet flooring. Feature tiled fireplace. The kitchen is fitted with wall and base units and complimentary worksurfaces. Stainless steel sink and etched drainer. Integrated dishwasher and washing machine. Integrated five ring gas hob, oven and grill. Integrated wine cooler, fridge and freezer. Tiled splashback. Radiator.

FIRST FLOOR

Dog leg staircase and wooden banister. Double glazed window.

Landing

Coved ceiling. Loft access hatch.

Bedroom One

Double glazed bay window to the front. Radiator. Coved ceiling.

Bedroom Two

Double glazed window to the rear. Radiator. Coved ceiling. Built in wardrobe. Door to en-suite.

En-suite

Obscure double glazed window to the rear. Shower, w/c and wash hand basin. Radiator. Tiled walls and floor.

Bedroom Three

Double glazed window to the front. Radiator. Coved ceiling.

Bathroom

Obscure double glazed window to the side. Bath, w/c, wash hand basin and separate shower. Tiled walls and floor. Radiator.

OUTSIDE

Front

Enclosed with low rise brick wall and iron fencing. Hedge border. Paved path to the front door.

Rear Garden

Enclosed rear garden timber fencing. Mature shrubs and flowers. Paved area and lawn area. Gate to the side.

Garage

Single garage with up and over door. Pedestrian door to the side.

Tenure and Additional Information

We have been advised by the seller that the property is freehold.

The seller has advised us of the following: = Private quiet location but easy access to the city

Renovated to high standard maintaining original features

Original Art deco Fireplaces

Original parquet wooden floors.

Main bathroom with walk-in shower and ensuite bathrooms

Downstairs toilet and cloak room

Off road parking and space outside

Sunrise on the front of the house

Garden is a suntrap afternoon through to evening sunset

Beautiful private garden with mature established plants with colour all year round

Open plan kitchen diner with bifolds to garden, inside outside feel.

Garage storage and end of garden shed

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.







Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(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		
	74	79

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.

