

# Pwllmelin Road

LLANDAFF, CARDIFF, CF5 2NG

**GUIDE PRICE £950,000**

**Hern &  
Crabtree**



# Pwllmelin Road

Perfectly nestled away on this generous size plot, set back off Pwllmelin Road in Llandaff, is this exceptional four bedroom detached house that is a true gem waiting to be discovered.

As you enter the property, you are greeted by a large, sweeping driveway providing ample parking spaces for multiple vehicles and leading to a detached garage. The generous grounds surrounding are well stocked making it very private and with plenty of outdoor space for entertaining.

Upon entering, you are welcomed by a charming entrance porch, which opens into a spacious and inviting hallway. From here, the accommodation flows seamlessly, with access to a convenient cloakroom, a generous front-to-back living room featuring sliding doors opening onto the rear garden, and a versatile sitting room/study.

The impressive open-plan kitchen/diner, complemented by a separate dining room and a useful utility room, provides excellent space for both everyday family living and entertaining.

Upstairs, the first floor offers four well-proportioned bedrooms, providing ample space for family and guests. Two of the bedrooms benefit from access to an indoor balcony, overlooking the rear garden and creating a lovely additional space to relax and enjoy the views. The first floor is completed by a family bathroom and a separate shower room. We have been advised by the seller that the property have solar panels which are owned outright.

Llandaff combines rich history with modern living. Known for its stunning architecture, including the iconic Llandaff Cathedral, this suburb offers a tranquil atmosphere while remaining conveniently close to Cardiff City Centre.

Residents enjoy local shops, cafes, and restaurants, as well as excellent transport links, including nearby train stations and easy access to the M4 motorway. Families will appreciate the top-rated schools and recreational opportunities, such as Llandaff Fields for outdoor activities.



**Approx 2127.00 sq ft**

### Entrance Porch

Entered via a large wood front door, coved ceiling, double glazed window to both side, herringbone parquet flooring.

### Hall

Entered via wood front door, stairs to the first floor with understairs cloakroom, coved ceiling, radiator, herringbone parquet flooring.

### Cloakroom

Double obscure glazed window to the front, w.c and wash hand basin, tiled walls, tiled floor.

### Living Room

Double glazed window to the front and double glazed patio doors to the rear, two radiators, gas fireplace with wood surround, marble hearth, herringbone parquet flooring.

### Study

Double glazed patio doors to the rear, coved ceiling, radiator, herringbone parquet flooring.

### Kitchen

Double glazed window to the front and the rear, fitted with a range of wall and base units with worktop over, stainless steel sink and drainer, integrated four ring gas hob with integrated electric oven and grill, radiator, coved ceiling, tiled floor.

### Second Reception Room

Double glazed bay window to the rear, radiator, tiled floor. Door into separate tiled and gated entrance.

### Utility

Double glazed window to the side, wall and base units with worktop over, stainless steel sink and drainer, boiler situated here, space and plumbing for a washing machine, tiled floor.

### First Floor Landing

Stairs rise up from the hall with wooden handrail and spindles, double glazed window to the front, coved ceiling, access to loft space, radiator.

### Bedroom One

Double glazed patio doors lead to an enclosed balcony, radiator, coved ceiling.

### Balcony

Balcony with glass roof and double glazed windows and walls.

### Bedroom Two

Double glazed patio doors to the balcony, radiator, coved ceiling, wash hand basin,

### Bedroom Three

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

### Bedroom Four

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

### Bathroom

Double obscure glazed window to the front, bath, shower cubicle, w.c and wash hand basin, radiator, tiled walls and tiled floor.

### Second Bathroom

Double obscure glazed window to the front, corner shower, w.c and wash hand basin, radiator, tiled walls, laminate flooring.

### Garden

Large South facing garden with hedge surround and plum, apple, cherry and pear trees, large patio, flower beds, garden shed, lockable gate, cold water tap.

### Front

Large tarmac driveway for several vehicles, hedges,

### Garage

A detached garage with up and over door to the front, power and light. Electric Car charger.

### Tenure and additional Information

We have been advised by the seller that the property is freehold. Council tax band is H. EPC=C We have been advised by the seller that the property have Solar panels which are owned outright.

### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own

## Council Tax Band: H

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.

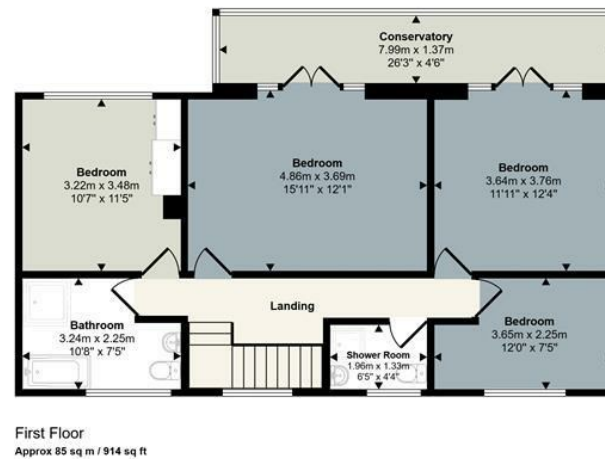
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | 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                             | 74      | 78        |
| EU Directive 2002/91/EC                     |         |           |



Denotes head height below 1.5m

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.

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