

# Hendre Gardens

LLANDAFF, CARDIFF, CF5 2HU

**GUIDE PRICE £485,000**

**Hern &  
Crabtree**



# Hendre Gardens

Situated on the sought-after Insole Gardens, just a short walk from Insole Court and Llandaff Primary School, this fantastic three-bedroom semi-detached home offers an exciting opportunity for its next owners to create their ideal family home.

Occupying a generous plot, the property boasts a superb rear garden, ample off-street parking, and a single garage. Already benefiting from a rear extension, the home provides spacious and versatile accommodation while offering excellent scope for further extension to the side, subject to the necessary planning permissions.

The accommodation briefly comprises an entrance hall, dining room, extended lounge with French doors opening onto the rear garden, fitted kitchen, utility area, and a ground floor WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

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!



# 1162.00 sq ft

## Hall

Entered via a pvc door into hallway, stained window to the side, stairs to the first floor, Canadian oak wooden floor.

## Dining Room

Double glazed window to the front, radiator, picture rail, brick fireplace, Canadian oak wooden floor.

## Living Room

Patio doors to the rear, radiator, picture rail, brick fireplace.

## Kitchen

Double glazed window to the side, fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, a four ring electric hob and oven, integrated dishwasher, vinyl flooring.

## Utility

Window to the rear, space and plumbing for a washing machine and tumble dryer, vinyl flooring.

## Cloakroom

Obscure window to the rear, w.c and wash hand basin, vinyl flooring.

## Cellar

Access to the cellar is via a hatch in the Canadian oak wooden floor. The vendor has advised that it is approximately 10m<sup>2</sup> and approximately 1m high.

## First Floor Landing

Stairs rise up from the hall with wooden handrail, stained window to the side, access to loft space, storage cupboard.

## Bedroom One

Double glazed window to the front, radiator, picture rail.

## Bedroom Two

Double glazed window to the front, radiator.

## Bedroom Three

Double glazed window to the rear, radiator.

## Bathroom

Double obscure glazed window to the rear, bath with mixer tap and shower attachment and wash hand basin, heated towel rail, half tiled walls, laminate flooring.

## Separate W.C

Double obscure glazed window to the side, w.c, laminate flooring.

## Garage

A single brick built garage with up and over door to the front, pitched roof, power and lighting, door to the side, window overlooking rear garden. We have been advised by the seller the garage is approximately 5.3 metres x 3 metres.

## Front

Driveway, small lawn area and tree gate to the rear garden.

## Garden

South-westerly facing garden, Enclosed by timber fencing, steps down to a lawn area, mature planting to the perimeter, cold water tap.

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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.

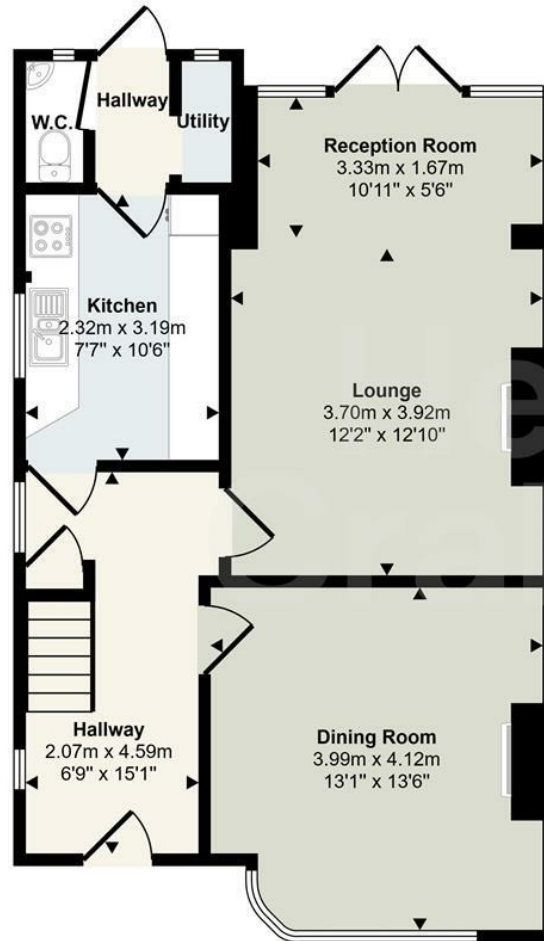
## Tenure and additional information

We have been advised by the seller that the property is Freehold and the council tax band is F. The solar panels were installed in 2019 to the front and rear of the house and are owned outright by the property.

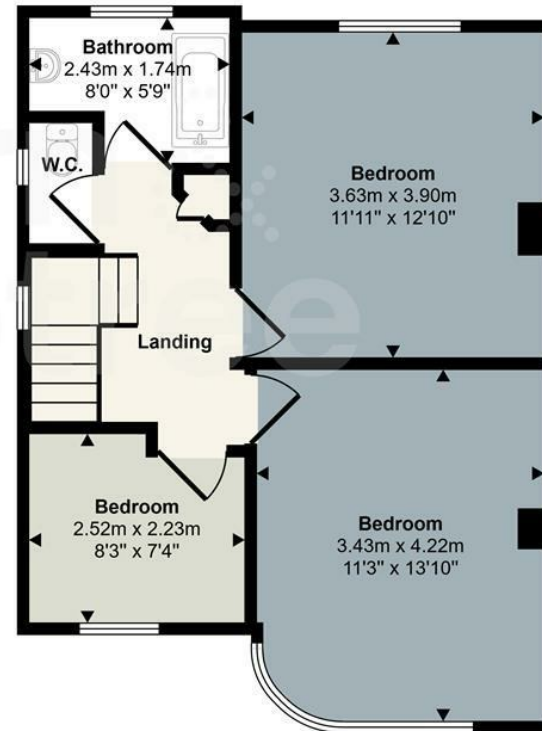




Approx Gross Internal Area  
108 sq m / 1162 sq ft



Ground Floor  
Approx 60 sq m / 649 sq ft



First Floor  
Approx 48 sq m / 513 sq ft

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		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.

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