

# Whitehall Road

LLANDAFF, CARDIFF, CF5 2QE

**GUIDE PRICE £550,000**

**Hern &  
Crabtree**





# Whitehall Road

A wonderfully extended three bedroom semi-detached house, with a large south west facing rear garden, lies on a quiet street just off Llantrisant Road. A short stroll and you'll find the historic Llandaff High Street or the leafy Taff Trail and its' interlinking pathways to the city centre and parks. It has been designed and styled to ensure vast amounts of natural light flood the property, whilst providing practicality to an every day family home.

Entry to the house is via a traditional hall with tiled flooring and access to a handy utility room. The front reception room is separated and neutral, calming palette has been used making an ideal evening room to relax in. The open plan arrangement to the rear allows a large L shaped kitchen, dining and sitting space, with french doors out to the gardens. Upstairs there are three bedrooms and a contemporary four piece bathroom suite.

Whitehall Road is a highly desirable street located within close proximity to public transport links via bus and rail, both offering direct services to Cardiff city centre. There are a good selection of schools nearby including both private schools of Llandaff Cathedral School and Howells. There are further reputable Welsh and English primary and secondary schools located nearby including the notable Ysgol Pencae and The Bishop of Llandaff School.

Internal viewings are highly recommended for this excellent family home to be fully appreciated.



**1194.00 sq ft**

### Entrance

Entered via a wooden glazed door into the hallway.

### Hallway

Stairs to the first floor. Radiator. Obscure glazed window to the front. Under stairs storage cupboard. Tiled flooring.

### Lounge

Double glazed bay window to the front. Wooden flooring. Radiator. Wood burner and slate hearth.

### Utility

Door leading out to the side. Radiator. Tiled flooring. Sink. worksurfaces. Space and plumbing for a washing machine and tumble dryer.

### Kitchen/Diner

Dining area with tiled floor. Open into the kitchen area. The kitchen is fitted with base units and quartz work surfaces. Five ring range master cooker. Ceramic sink with etched drainer. Space for a dishwasher. Windows to the rear and Sky light window. Continuation of the tiled flooring.

### Sitting Area

Double glazed patio doors to the rear. Sky light window and futher double glazed window to the rear. Continuation of the tiled flooring. Radiator.

### FIRST FLOOR

Stairs from the hallway.

### Landing

Obscure double glazed window to the side. Wooden bannister. Loft access hatch.

### Bedroom One

Double glazed window to the rear. Radiator.

### Bedroom Two

Double glazed bay window to the front. Radiator.

### Bedroom Three

Double glazed window to the front. Radiator.

### Bathroom

Obscure double glazed window to the side. Corner shower cubicle, Bath, w/c and wash hand basin. Heated towel Rail. Tiled floor. Buily in cupboard housing the boiler.

### OUTSIDE

#### Front

Low rise brick wall. Paved and parking for two vehicles.

#### Rear

Generous enclosed south west facing rear garden with natural stone patio area. Continuation of natural stone paved path leading to the rear. Lawn area with established flower and shrub borders that are colourful all year round. Trees to the rear. Cold water tap. Power point.

#### Log Cabin

12'5" x 12'5"

Tuin log cabin with double glazed windows and doors. Power and lighting.

#### Side

Locked gate and natural stone paved area.

#### 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.

#### Additional Information

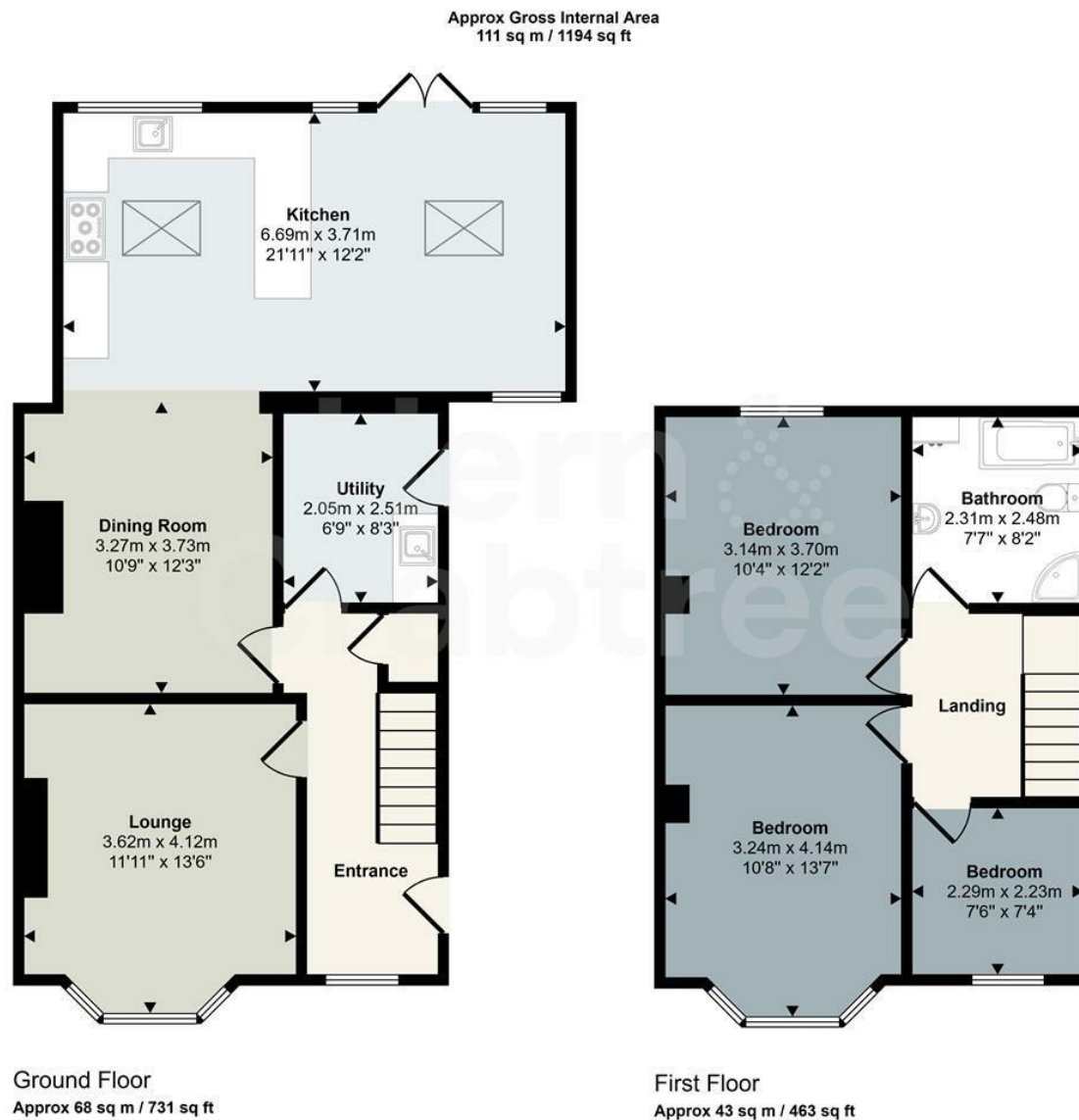
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| 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 |

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