

Heol Fair

LLANDAFF, CARDIFF, CF5 2EE

GUIDE PRICE £800,000

**Hern &
Crabtree**



Heol Fair

A truly exceptional gem, ideally located in the heart of Llandaff Village, this charming stone-fronted end-of-terrace home offers both character and space in abundance. Boasting a large gated driveway and a double garage, the property has been meticulously maintained and lovingly cared for by the same owner for over 30 years—making it a rare and unique opportunity.

The accommodation has been thoughtfully extended and briefly comprises a side entrance leading into a welcoming hallway. To the front, there is a spacious lounge/diner, while the rear features a well-appointed kitchen/breakfast area.

Upstairs, the first floor offers three generously sized bedrooms and a family bathroom. A further staircase leads to an impressive fourth bedroom, complete with its own en-suite, providing a perfect private retreat.

Externally, the property continues to impress with a beautifully maintained, immaculate garden, ideal for relaxing or entertaining.



sq ft

Entrance

Entered via wood front door with double glazed window over, an obscure window to the side with secondary glazing, additional window to the rear with secondary glazing, radiator, flagstone flooring, stairs to the first floor, door to:-

Living/Dining Room

Double glazed wood windows to the front, gas fireplace with slate surround, radiators, feature beam.

Kitchen/Breakfast Room

Breakfast area has radiator, slate flooring, traditional fireplace with steps to main kitchen area. Kitchen has double glazed wood windows to the side and the rear, wall and base units with stone worktop, a four ring gas hob, integrated oven, Belfast sink, plumbing for a washing machine, a Worcester gas combination boiler, radiator, slate flooring, door to the rear garden.

First Floor Landing

Stairs rise from the entrance hall, with handrail, wooden sash window to the rear with secondary glazing, radiator, stairs to the second floor.

Bedroom One

Windows to the side and rear, radiator, access to loft, built in storage cupboard.

Bedroom Two

Wood windows to the front, radiator, fitted wardrobes.

Bedroom Three

Window to the front, radiator.

Bathroom

Obscure glazed window to the side, bath, shower cubicle, wash hand basin and w.c radiator, vinyl floor.

Second Floor

Stairs rise up from the first floor landing, Velux skylight window, door into bedroom four.

Bedroom Four

Skylight window to the rear, radiator, built in storage cupboard, door to en suite.

En Suite

Skylight window, shower cubicle, w.c and wash hand basin, radiator, vinyl floor.

Rear Garden

Enclosed garden with well stocked mature shrubs, trees and flower borders.

Front

A pretty front, side path, gate to the rear garden.

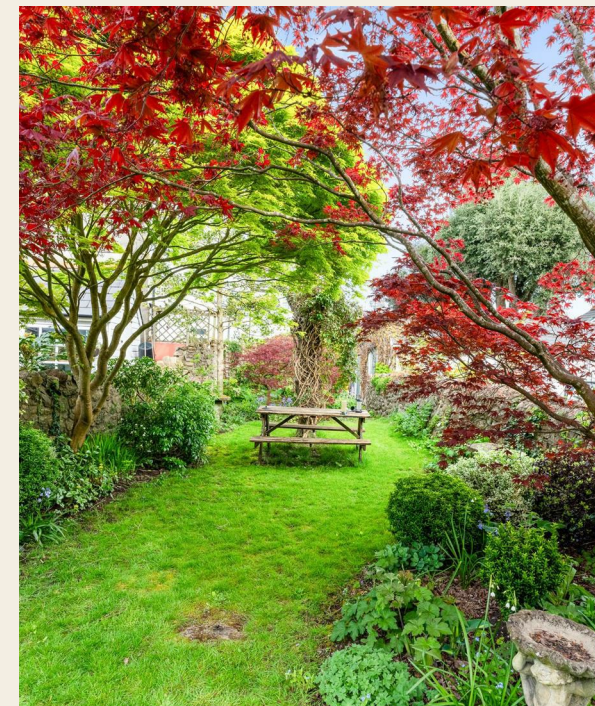
Tenure & Additional Information

We have been advised by the vendor that the property is Freehold.
EPC - TBC
Council Tax - F

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.



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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		
	53	74
England & Wales		EU Directive 2002/91/EC

