

# Andrews Road

LLANDAFF NORTH, CARDIFF, CF14 2JP

**GUIDE PRICE £525,000**

**Hern &  
Crabtree**



# Andrews Road

Perfectly positioned at the end of a peaceful no-through road in the highly sought-after area of Llandaff North, just a short 100-metre walk from Hailey Park and the scenic Taff Trail, is this stylish and beautifully extended four-bedroom detached home. Originally built by Bellway Homes, the property has been completely transformed to an exceptional standard.

Immaculately presented throughout, the property offers a light-filled and spacious living environment, ideal for modern family life. The home is entered via a welcoming hallway, which leads to a convenient cloakroom, a bright and elegant lounge, and a stunning open-plan kitchen/dining area. This contemporary space flows seamlessly into a beautifully designed orangery, complete with bi-folding doors that open onto the rear garden, perfect for indoor-outdoor living and entertaining.

To the first floor, there are four generously sized bedrooms, including a superb principal bedroom with its own en-suite shower room, as well as a stylish and modern family bathroom.

Externally, the property benefits from a driveway providing off-road parking, an electric vehicle charging point, and a single garage. The rear garden is flat, enclosed, and thoughtfully designed for low maintenance, featuring a paved patio seating area, ideal for relaxing or entertaining guests.

Llandaff North is a popular village-style suburb of North Cardiff, particularly favoured by families due to its excellent school catchment, local amenities, and superb transport links. The A470, A48, and M4 are all easily accessible, while Cardiff City Centre is within convenient reach. Llandaff North train station is within walking distance, and regular bus services operate from nearby Station Road.

Internal viewing is highly recommended to fully appreciate the quality, space, and lifestyle this exceptional home has to offer.



**1306.00 sq ft**

### Entrance

Entered via a pvc glazed door into the hallway.

### Hallway

Stairs to the first floor with understairs cupboard. Radiator. Wooden flooring.

### Cloakroom

Obscure double glazed window to the front. W/c and wash hand basin. Radiator. Part tiled walls.

### Living Room

Double glazed window to the front with fitted shutters. Radiator. Wooden flooring.

### Kitchen/Dining Room

L shaped kitchen/diner. The kitchen area has double glazed windows to the front. The kitchen is fitted with wall and base units and marble worktops. Ceramic sink and etched drainer. Integrated, oven and grill. Island with a four ring induction hob. Integrated dishwasher and fridge. Recess lights. Continuation of the wooden flooring. The dining has a double glazed windows to the side and Bi fold doors leading out to the rear. Part panelled walls. Wood burner. Radiator.

### Utility

Double glazed door to the side. Wall and base units with composite worksurface. Cupboard housing the boiler. Stainless steel sink and drainer. Space and plumbing for a washing machine. Radiator.

### FIRST FLOOR

Stairs from the entrance hall.

### Landing

Loft access hatch. Radiator. Large airing cupboard housing the water tank.

### Bedroom One

Double glazed window to the front. Radiator. Fitted wardrobes. Door to En-suite.

### En-Suite

Obscure double glazed window to the side. Corner shower, w/c and wash hand basin. Tiled walls and floor. Recess lights.

### Bedroom Two

Double glazed window to the rear. Radiator. Built in wardrobes.

### Bedroom Three

Double glazed window to the front. Radiator.

### Bedroom Four

Double glazed window to the rear. Radiator.

### Bathroom

Obscure double glazed window to the rear. Bath with shower, w/c and wash hand basin. Tiled walls and floor. Heated towel rail.

### OUTSIDE

#### Front

Off street parking for at least two vehicles. Small lawn area. Views to Hailey Park. Access to the garage. Electric car charging point (subject to negotiation).

#### Garage

Single garage with up and over door.

#### Rear

Enclosed rear garden with timber frame fencing. Small lawn area and raised mature shrubs and flower borders. Cold water tap. Access to the garage.

### Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is F. Epc -

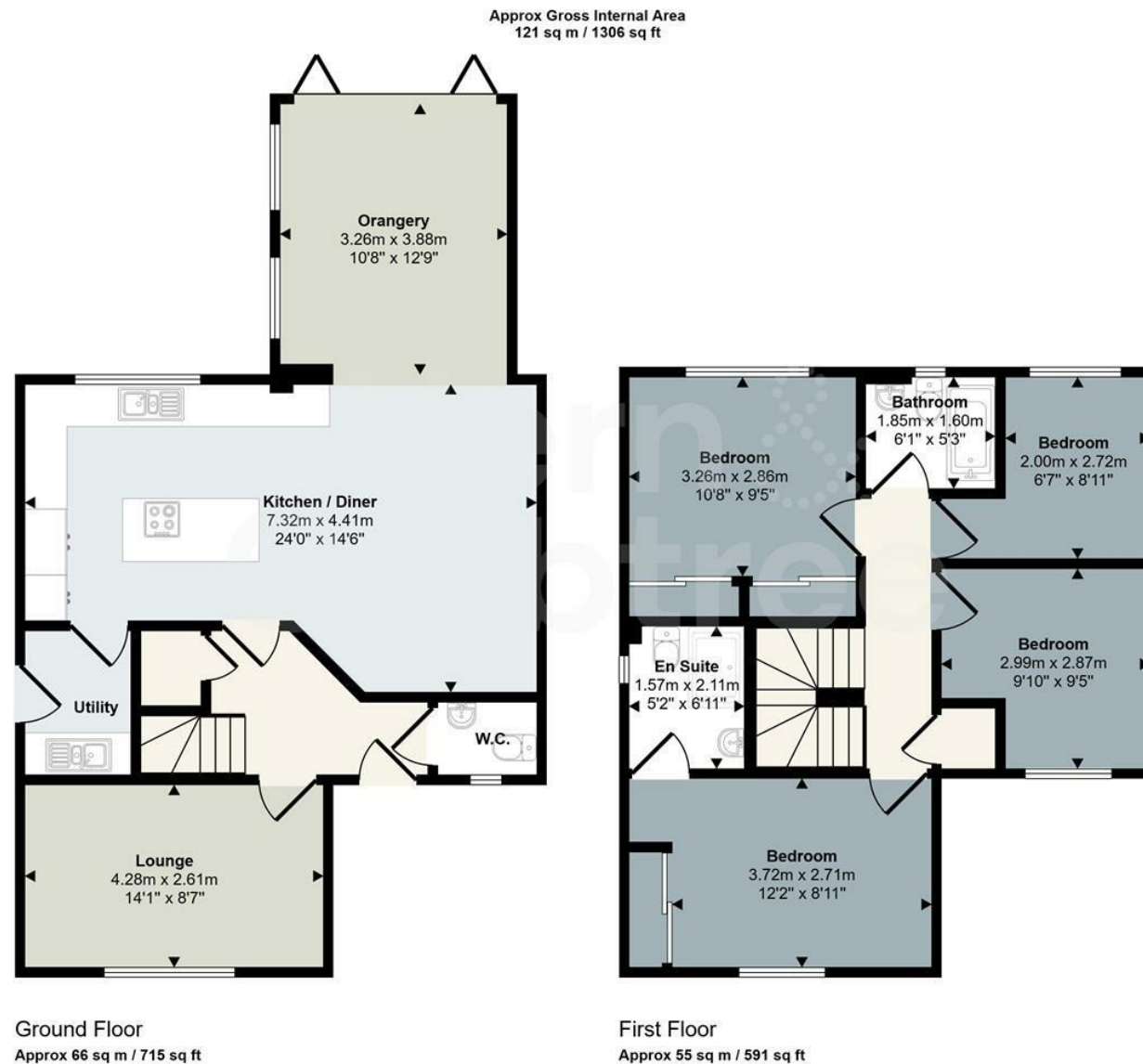
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 79                      | 83        |
| (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 |           |

Good old-fashioned service with a modern way of thinking.



**Hern & Crabtree**

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