

# Wellwood

LLANEDEYRN, CARDIFF, CF23 9JR

**GUIDE PRICE £260,000**

**Hern &  
Crabtree**





# Wellwood

Tucked away at the end of a peaceful cul de sac just off Circle Way West, this tastefully presented semi-detached home offers excellent space, charm and practicality in equal measure. Wellwood enjoys a discreet setting with driveway access via the rear, generous garden space, and the benefit of being moments from excellent transport routes.

Inside, the property has been well cared for and offers a warm, welcoming atmosphere. From the stained-glass entrance porch through to the airy lounge and sociable kitchen diner, there's a flow and functionality that suits family living. Upstairs, you'll find three good-sized bedrooms and a well-designed four-piece bathroom. Practical touches like ample storage, fitted bookshelves, and a combination boiler are already in place, making this a comfortable and ready-to-move-into home.

Outside, the garden is an ideal retreat for entertaining or relaxing, with gated access to a private parking space.

Llanedeyrn is a residential suburb on the eastern side of Cardiff, known for its excellent transport connections and green spaces. It's well served by local amenities, including nearby supermarkets, schools and health centres, making day-to-day life easy and convenient. Families and commuters appreciate the quick access to the A48 and M4 corridor, while regular bus routes offer a simple link to the city centre. The area also benefits from nearby parks, cycle routes, and community hubs like the Powerhouse Centre, fostering a strong neighbourhood spirit. With its balance of practicality and value for money, Llanedeyrn continues to grow in popularity with first-time buyers and growing families alike.



# 1049.00 sq ft

## Front Porch

Entered via a double-glazed PVC door with stained glass panel and matching side panels, the porch features exposed brickwork and a tiled floor.

## Hallway

A timber door leads into the hallway with an obscure glazed window to the front bringing in natural light. The hallway includes a radiator, wood laminate flooring, a dado rail, stairs to the first floor, and a useful understairs storage cupboard.

## Lounge

Located to the front of the house, the lounge features a double-glazed window, a bespoke series of fitted bookshelves and storage units surrounding a chimney breast with a cast iron fireplace alcove. There is also wood laminate flooring and a radiator.

## Kitchen/Diner

A sociable space spanning the rear of the home, the kitchen is arranged in a practical U-shape with a range of wall and base units and laminate worktops. There's space for a gas cooker with upstand and splashback and a fitted cooker hood. Other features include a one-and-a-half bowl sink with mixer tap, space and plumbing for a washing machine, space for a fridge and freezer, and an integrated wine rack. The dining area enjoys sliding patio doors to the garden, wood laminate flooring, two radiators, fitted bookshelves and a breakfast bar. The kitchen has a vinyl floor

## First Floor Landing

Stairs rise from the hallway with wooden handrail and matching spindles, leading to a spacious landing with a double-glazed window to the side, radiator, large loft access hatch and a built-in linen cupboard.

## Bedroom One

Double bedroom with a double-glazed window to the front, radiator, and a recessed area ideal for wardrobes.

## Bedroom Two

Another double bedroom with a double-glazed window to the rear, wood laminate flooring, radiator, and built-in storage cupboard.

## Bedroom Three

A well-proportioned third bedroom with a double-glazed window to the rear, radiator and built-in storage cupboard

## Bathroom

A well-appointed four-piece bathroom suite comprising a separate bath, quadrant shower enclosure with electric Mira shower, WC and wash hand basin set into a vanity unit. Features include wood laminate flooring, part tiled walls, mirrored vanity cupboard, double-glazed obscure window to the rear, radiator and a built-in airing cupboard housing the Worcester gas combination boiler.

## Outside

### Front Garden

A lawned frontage with paved path, mature flowers and shrubs and gated access. There's a communal footpath giving way to on-street parking in the cul de sac. Gate to rear.

### Rear Garden

A private rear garden with paved patio, lawn, timber fencing and gated side access. At the end of the garden are large timber storage sheds and double wooden gates opening onto a hardstand offering off-street parking for one vehicle.

## Tenure

We have been informed that the property is freehold.

## 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





Approx Gross Internal Area  
97 sq m / 1049 sq ft

The Ground Floor plan shows a Kitchen (2.59m x 3.68m / 8'6" x 12'1") with a sink and stove, a Dining Room (3.00m x 3.77m / 9'10" x 12'4"), a Lounge (3.73m x 4.65m / 12'3" x 15'3") with a fireplace, and a Porch. A staircase leads to the first floor.

Ground Floor  
Approx 49 sq m / 529 sq ft

First Floor

The First Floor plan shows a Bathroom (2.32m x 2.48m / 7'7" x 8'2") with a bathtub, a Landing with a staircase, and two Bedrooms: one (3.24m x 3.84m / 10'8" x 12'7") and another (3.13m x 4.55m / 10'3" x 14'11").

First Floor  
Approx 48 sq m / 520 sq ft

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.

