

Llwyd Coed

PANTMAWR, CARDIFF, CF14 7TT

GUIDE PRICE £500,000

**Hern &
Crabtree**



Llwyd Coed

NO CHAIN. Set quietly at the end of a cul-de-sac, this link-detached family home occupies a generous corner plot within one of North Cardiff's most established residential pockets. The house has been carefully maintained over the years and now presents an excellent opportunity for buyers seeking space, flexibility and the chance to create a long-term home tailored to their own tastes.

The accommodation is well balanced, with two interconnecting reception rooms that enjoy garden views and natural light throughout the day. A traditional fireplace anchors the living room, while sliding doors from the dining room open directly onto the garden, reinforcing the connection between inside and out. The kitchen is sensibly arranged and offers clear potential to be reimagined as a larger kitchen dining space, should a buyer wish to reconfigure the layout. Upstairs, four bedrooms provide generous family accommodation, supported by practical storage and a light filled landing.

Outside, the wraparound gardens give the property a sense of privacy, with mature planting and established boundaries enhancing the feeling of seclusion. The attached garage and driveway further add to the home's everyday practicality. Llwyd Coed sits within easy reach of Heath and Whitchurch, areas well regarded for their community feel, local shopping and cafes. Heath Park, Wenallt Woods and Rhiwbina Hill Woods are nearby, offering acres of green space and leisure facilities, while the University Hospital of Wales and Heath Halt rail station provide excellent connectivity.

Well respected primary and secondary schools are within close proximity. The A470 and M4 are easily accessible, also Rhiwbina and Coryton sprinter which gives connection to Cardiff Central and main line services, making this an ideal base for both city living and wider commuting. Offered with no onward chain, this is a rare opportunity to acquire a detached home with significant potential in a quiet and convenient North Cardiff.



1411.00 sq ft

Porch

Measurement to be confirmed. An enclosed double glazed PVC porch with decorative leaded windows. Double glazed windows to the front and side elevations and a double glazed entrance door. A further timber glazed door leads into the entrance hall, allowing excellent natural light to filter through.

Entrance Hall

A welcoming entrance hall with staircase rising to the first floor and a wooden handrail. Radiator. Useful understairs alcove. Doors leading to the living room, kitchen and cloakroom. Vinyl flooring throughout.

Cloakroom

Fitted with a WC and wash hand basin. Obscure glazed window providing borrowed light from the porch. Vinyl flooring.

Living Room

A well proportioned reception room with a double glazed window to the front elevation. Radiator. Gas fireplace with a stone surround forming a focal point. Door interconnecting to the dining room.

Dining Room

Featuring double glazed sliding patio doors opening onto the rear garden. Radiator. Wood block flooring. Door connecting through to the kitchen, creating a natural flow between the main living spaces.

Kitchen

Fitted with a range of wall and base units with work surfaces over. One and a half bowl sink and drainer. Space for an electric cooker and freezer. Tiled splashbacks. Gas combination boiler. Radiator. Vinyl flooring. Double glazed window to the rear and a double glazed obscure door providing direct access to the garden. Doors connect back to both the entrance hall and dining room. A large built in storage cupboard offers excellent potential to reconfigure the space into a kitchen dining room, subject to requirements.

First Floor Landing

Stairs rise from the entrance hall to a bright landing with a double glazed window to the side elevation. Loft access hatch. Airing cupboard with linen shelving. Radiator.

Bedroom One

Double glazed window to the front. Radiator

Bedroom Two

Double glazed window overlooking the rear garden. Radiator.

Bedroom Three

Double glazed window to the rear. Radiator.

Bedroom Four

Double glazed window to the front. Radiator. Built in storage cupboard.

Garage

Attached large single garage with up and over door to the front and driveway access. Double glazed window to the rear providing natural light. Door leading directly into the rear garden.

Gardens and Outside Space

The property occupies a generous corner plot with wraparound gardens. The front and side gardens are laid mainly to lawn with mature hedging, trees and well stocked flower borders. A concrete driveway provides off street parking for one to two vehicles, with further scope to extend parking if required. Steps lead to a pathway and gated access to the rear garden. The rear garden is predominantly laid to lawn and enclosed by timber fencing and mature hedges, complemented by trees, shrubs and flower borders, creating a private and established outdoor setting.

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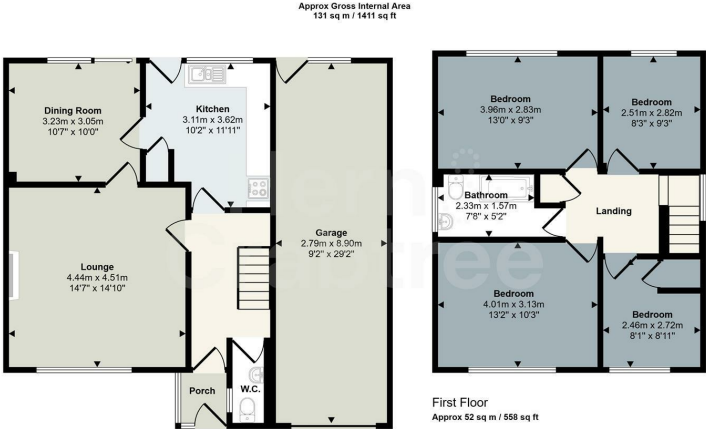
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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