

Triscombe Drive

Llandaff, Cardiff CF5 2PN

Guide price

£750,000



4 00 0+

Triscombe Drive

Llandaff, Cardiff CF5 2PN

Guide price

£750,000

Tucked away on this generous size corner plot in this popular cul-de sac location in Llandaff. This six bedroom executive family home as been extended and much improved by the current owner and boast fantastic open plan living. Perfect for a family, the accommodation briefly comprises: Entrance Hall, Lounge, Sitting Room/Office, Open Plan Kitchen/Dining Area, Utility Room, Shower Room, Home Office/Play Room and access to the Garage to the ground floor. To the first floor are six Bedrooms, Two En-Suites and a Family Bathroom. The property further benefits from off street parking for multiple vehicles, large front, side and rear gardens and a garage with an electric up and over door with a workshop. Triscombe Drive is ideally placed in a quiet cul-de sac off Llantrisant Road and is within walking distance to Llandaff Village as well as local shops and amenities. There is a train station a stones throw away giving access to and from Cardiff City Centre. Internal viewings are highly recommended!



Entrance Hall

Entered via double glazed front door, double glazed stained glass window to front, radiator, stairs rising to the first floor, spotlights, wood flooring, large storage cupboard which has double obscure glazed window and radiator.

Lounge 15'9 x 12' (4.80m x 3.66m)

Double glazed sliding patio doors leading out to the rear garden plus double glazed pvc window to the rear, two radiator, wood flooring, gas fireplace with stone hearth and surround, french doors to entrance hall.

Sitting Room/Office 10'10 x 8'10 (3.30m x 2.69m)

Double glazed pvc window to the front, radiator, wood flooring.

Kitchen / Dining Room 26'5 max x 11'10 max (8.05m max x 3.61m max)

Kitchen is fitted with a range of wall and base units with Quartz work tops over, wall units have under lights, stainless steel sink with mixer tap, integrated smeg dishwasher, five ring Neff hob with cooker hood above, integrated Neff double oven and grill, pull out pan drawers, space and plumbing for a fridge/freezer, tiled flooring to kitchen and wood flooring to dining area, Double glazed pvc windows to the front and to the rear.

Utility Room 10'3 x 9'2 (3.12m x 2.79m)

Double glazed pvc window to the rear and half glazed pvc door leading out to the rear garden, storage cupboards, plumbing for washing machine, space for additional appliance, stainless steel sink and drainer with mixer tap, Vaillant boiler, tiled flooring and underfloor heating, door to shower room and inner lobby and

courtesy door to garage.

Shower Room 5'7 x 5'5 (1.70m x 1.65m)

Double obscure glazed pvc window to the rear, corner cubicle with plumbed shower, w.c and wash hand basin, extractor fan, spotlights, tiled flooring and underfloor heating, part tiled walls.

Play Room/Study 7'11 x 13'7 (2.41m x 4.14m)

Double glazed french doors leading out to the rear garden, double glazed pvc skylight window, tiled flooring and underfloor heating.

First Floor Landing

Stairs rising from entrance hall with wooden handrail and spindles, access to loft space, spotlights, radiator, airing cupboard with extra large pressurised hot water tank.

Bedroom One 19'6 max x 16'3 max (5.94m max x 4.95m max)

Twin double glazed pvc windows to the front, spotlights, underfloor heating, door to:

En Suite Shower Room 8' x 7'4 (2.44m x 2.24m)

Double obscure glazed pvc window to the rear, double cubicle with tiled enclosure, plumbed shower and separate shower head attachment, vanity wash hand basin and w.c, heated towel rail, shaver point, spotlights, extractor fan, tiled flooring and underfloor heating.

Bedroom Two 13'1 max x 9'1 max (3.99m max x 2.77m max)

Double glazed pvc window to the front, radiator.

En Suite Shower Room

Double obscure glazed pvc window to the front, shower cubicle with tiled enclosure, plumbed shower, w.c and wash hand basin with mixer tap, shaver point, extractor fan, spotlights, radiator, tiled flooring.

Bedroom Three 10'11 max x 9' (3.33m max x 2.74m)

Double glazed pvc window to the rear, radiator.

Bedroom Four 8'9 x 10'3 (2.67m x 3.12m)

Double glazed pvc window to the rear, radiator.

Bedroom Five 12'1 x 12'5 (3.68m x 3.78m)

Double glazed pvc window to the front, radiator.

Bedroom Six 11'10 x 7'11 (3.61m x 2.41m)

Double obscure glazed pvc window to the rear, underfloor heating.

Family Bathroom 8'1 x 8'9 (2.46m x 2.67m)

Double obscure glazed pvc window to the rear, p shaped bath with shower and screen, twin wash hand basins with mixer taps, and w.c, spotlights, extractor fan, luxury vinyl flooring.

Rear Garden

Enclosed rear garden with timber framed fence, mature trees, plants and flower borders, paved patio, split level raised lawn, outside lighting and power points, cold water tap, gate access to either side leading out to the front.

Side Garden

A mature garden to the side, raised patio sitting area, greenhouse.

Workshop

A separate workshop with obscure double glazed window to the

front, double glazed skylight window storage cupboards, power and light, under floor heating.

Garage

A double garage with electric roller shutter door to the front, power and light, courtesy door to utility.

Front Garden

Large key block driveway for at least four vehicles, raised flower borders, part lawn area, shrubs, trees and flower borders, outside light, gate at side giving access to the rear garden.

Tenure & Additional Information

We have been advised by the seller that the property is freehold. EPC= TBC the property has 22 network sockets throughout the house.





Hern and Crabtree