

Marionville Gardens

Llandaff, Cardiff CF5 2LR

Guide price

£780,000



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Simply Superb! Set on a large plot in this quiet cul de sac location in Llandaff is this breathtaking four double bedroom, three bathroom detached bungalow that has been extensively extended and refurbished to a very high standard by the current owners. Boasting an open plan kitchen diner with bi-fold doors connecting both the kitchen and lounge to the beautifully landscaped rear garden, the accommodation briefly comprises: Entrance Hall, Sitting Room, Open Plan Kitchen/Dining, Sitting Area, Utility Room, Cloakroom Four Double Bedrooms With Two En-Suites as well as a Dressing Room and a Family Bathroom. The property further benefits from a generous landscaped rear garden with plenty of sitting area's as well as a large front with off street parking for multiple vehicles and a garage. Marionville Gardens is located is within easy reach to the train station with direct links to Cardiff city centre and is within 1 mile to Llandaff High Street and the village amenities.

The M4 can be easily accessed along with excellent public transport links to Cardiff city centre. Howells and Llandaff Cathedral School are in walking distance along with Bishop of Llandaff High School and Plasmawr. No Ongoing Chain! Internal viewings are an absolute must!



Hall

A spacious welcoming hall, well lit by natural light from the double glazed roof window, oak flooring and high quality internal doors.

Sitting Room/Dining Room 18'5 x 15'8 (5.61m x 4.78m)

A large comfortable reception room with an attractive gas fireplace as the focal point. Two double-glazed windows overlook the front and double-glazed by-fold doors open to the rear terrace.

Kitchen/Breakfast Room 26'2 x 15'8 (7.98m x 4.78m)

A fabulous area with a kitchen fitted with a comprehensive range of modern wall and floor units with granite work surfaces, one and half bowl sink with waste disposal in an island unit incorporating a breakfast bar which comfortably seats four people. built-in appliances including an American style fridge/freezer, built-in eye-level oven and microwave, dishwasher, Induction hob with extractor over, high gloss tiling to floor, wood-burner in 'snug' sitting area overlooking the rear garden through two double-glazed picture windows, double-glazed bi-fold doors to the rear terrace and double-glazed roof window floods the area in natural light. Door to REAR HALL with matching tiled floor and doors to

Utility 12' x 9'8 (3.66m x 2.95m)

Matching flooring. Fitted with base units and sink and drainer, plumbed for washing machine, wall mounted Worcester gas central heating boiler, double-glazed door to outside, door to:

Cloakroom

Fitted with push-button w.c, double-glazed window.

Bedroom One 15'7 x 15' (4.75m x 4.57m)

A large bedroom with double-glazed door opening to the outside, private sitting area and double-glazed window overlooking the rear garden. Fitted carpet. Doors to

Walk-In Wardrobe 9'7 x 7'4 (2.92m x 2.24m)

Fitted with drawer units, shelving and hanging rails, mirror and light.

En Suite Bathroom 11'9 x 8'4 (3.58m x 2.54m)

Fitted with contemporary suite in white comprising double-ended side-fed bath with separate shower attachment, 'His and Hers' wash hand basins in vanity unit with mirrors and lighting over, push-button w/c, with concealed cistern, walk-in shower with glazed screen, chrome towel radiator, fully tiled walls and flooring with electric under-floor heating, double-glazed window.

Guest Bedroom 15'7 x 10'8 (4.75m x 3.25m)

A double room with double-glazed double doors opening to outside sitting area, double-glazed window to the front, fitted carpet, door to:

En Suite Shower Room

Fitted with glazed shower cubicle, half pedestal wash basin and push-button w.c, tiled flooring, part tiled walls, chrome towel radiator, double-glazed window.

Bedroom Three 10'8 x 10'3 (3.25m x 3.12m)

Double-glazed window to the front, built-in wardrobe. Fitted carpet

Bedroom Four/Study 10'8 x 9'7 (3.25m x 2.92m)

Currently in use as a study double-glazed bay window, shelving.

Passage

Off the reception hall with doors to beds 2,3 and 4. Oak flooring, airing cupboard with large capacity 'Flomaster' hot tank and slatted shelving.

Bathroom 10'8 x 5'3 (3.25m x 1.60m)

Fitted with a three piece suite comprising bath panelled in mosaics with mixer tap and shower attachment and glazed screen, pedestal wash basin and push-button w.c, chrome towel radiator, ceramic tiled flooring, double-glazed window.

Rear Garden

An enclosed rear garden is a delight and quite private, laid to lawns, well stocked borders and a raised vegetable plot and numerous sunny sitting areas, the raised patio area is accessed directly from the bi-fold doors in the kitchen and sitting room. In addition to three garden sheds and potting shed, there is a double wood store.

Garage 17' x 10'10 (5.18m x 3.30m)

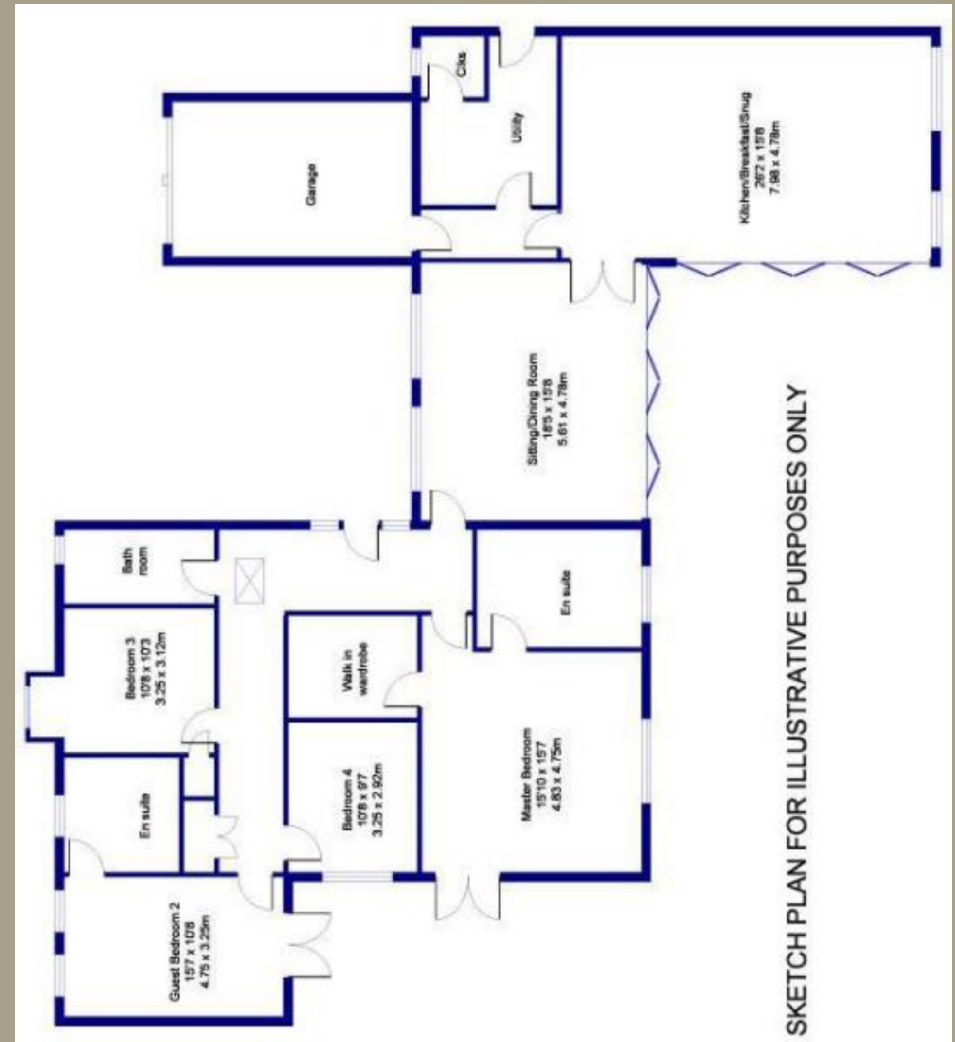
An integral garage with automatic up and over roller door to the front, light, radiator, shelving, cold water tap.

Front

A double width keyblock driveway for off street parking with planters stocked with mature trees and shrubs, pathways to both sides of the bungalow via tall timber gates to the rear.

Tenure

We have been advised by the seller that the property is freehold.





Hern &
Crabtree

Hern and Crabtree