

River View Court

Llandaff, Cardiff CF5 2QJ

Guide price

£650,000



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Overlooking the River Taff is this unique detached town house with superb views and offering an excellent finish. This special property offers a light and spacious accommodation that has been vastly improved by the current owners.

From the entrance hall is a sitting/play room, utility room and a handy downstairs cloakroom. Access out to a small court yard and large purpose built storage shed. The first floor is a large open extended lounge with river views. There is a stunning kitchen/dining room with a contemporary wood stove and bi-fold doors along with a cloakroom. The second floor offers four bedrooms, en suite and a jack and jill bathroom to bedrooms three and four. A glass balustrade staircase leads to the master bedroom with fitted wardrobes, en-suite and a roof top sitting terrace with beautiful river views. Outside offers off street parking and a landscaped rear garden.



Entrance

Entered via double glazed composite door into entrance hall. Intercom entrance phone and CCTV.

Entrance Hall

Double glazed window to the side. Tiled flooring. Radiator. Built in storage seat. Coving. Door to playroom/study and utility room.

Utility Room 8'7" x 5'4" (2.62m x 1.63m)

Space and plumbing for washing machine. Space for tumble dryer. Stainless steel sink and drainer with complimentary work tops over. Fitted shelves. Large built in under stairs cupboard with fitted shelving.

Sitting / Play Room 14' x 8'6" (4.27m x 2.59m)

Door from Entrance Hall. Double glazed window to the front. Radiator. Double glazed door leading out to courtyard and large storage shed. Large double storage cupboard with power. Concealed meter cupboards and for solar panels.

Ground Floor Cloakroom

W.C and wash hand basin with tiled splash back. Heated towel rail. Tiled flooring. Extractor fan.

First Floor

Stairs rising from the entrance hall.

First Floor Landing

Internal glazed windows to the lounge offering natural light from the landing. Double glazed window to the side. Door leading to lounge.

Lounge 26'5" max x 14'8" max (8.05m max x 4.47m max)

Extended lounge with River views to the front. Two radiators. Gas fireplace. Karndean flooring. Wall lights. Contemporary built in storage under stairs. Door leading back through to the staircase leading to the second floor. Electric Velux skylight windows with rain sensors and electric blinds. Broad band and T.V. Points.

Kitchen/Breakfast /Dining Room 22'3" max x 17'8" (6.78m max x 5.38m)

Fitted kitchen with a selection of wall and base units with complimentary work tops over. Five ring gas hob and cooker hood over and tiled splash backs. Integrated double oven and grill. Included "Everhot" range oven with two good sized ovens (roasting and slow cooking) and cast iron hot and simmer plate (www.everhot.co.uk). Integrated fridge and freezer.

Pull out larder cupboards. Wall units with lighting and further lighting into kick boards. Large central Island with Granite work top. Twin Belfast sink. Integrated Smeg dish washer and wine cooler fridge (included). Larder cupboard. Spot lights. Central pendant light over breakfast bar. Room for breakfast table. Bi fold aluminium doors leading out to the rear garden. Double glazed windows offering natural light into the dining area. "Morso" cast iron wood burning stove and slate hearth. Under floor heating in the breakfast room area. Karndean flooring. Radiator.

First Floor Cloakroom

W.C and Wash hand basin. Partly tiled. Extractor fan. Storage cupboard. Karndean flooring.

Second Floor

Stairs rising from the first floor inner lobby. Double glazed obscure window to the side offering natural light. Fitted storage cupboard and further storage under stairs. Karndean flooring. Spot lights. Radiator.

Bedroom Two 9'4" x 10'4" (2.84m x 3.15m)

Double glazed window to the front over looking the River views. Radiator. Door to en-suite. Double Bedroom.

En-Suite (Bedroom Two)

Double glazed obscure window to the side. Spot lights. Corner shower cubicle with electric shower. Tiled flooring. Corner wash hand basin and low level W.C. Partly tiled. Extractor fan.

Bedroom Three 15'3" max x 8'8" (4.65m max x 2.64m)

Two double glazed window to the side. Radiator. Door to Jack and Jill en-suite. Double Bedroom.

Bedroom Four 8'6" x 15'11" max (2.59m x 4.85m max)

Double glazed window to the side and rear. Radiator. Loft access panel. Double Bedroom.

Jack & Jill En-Suite (Beds Three & Four)

Double glazed obscure window to the rear. Spot lights. Bath with shower plumbed over and separate shower head attachment on bath tap, vanity wash hand basin and low level W.C. Extractor fan. Spot lights. Tiled flooring. Partly tiled walls.

Bedroom Five / Study 7'6" x 8'2" (2.29m x 2.49m)

Double glazed window to the front aspect with river views. Karndean flooring. Electric Radiator. Single Bedroom.

Third Floor

Stairs rising from the second floor landing. On half landing there is a double glazed Velux window to the front. Spot lights. Storage cupboard.

Master Bedroom 17'9" max x 12'1" to wardrobe (5.41m max x 3.68m to wardrobe)

Double glazed windows to the rear. Air conditioning unit. Fitted wardrobes. Bi folding doors leading to a roof top terrace with further River views and a glass balustrade. Lighting and power point. Double Bedroom.

En-Suite (Master)

Double glazed velux window to the front. Spot lights. Extractor fan. Heated towel rail. W/c and wash hand basin with light up vanity mirror. Fully tiled. Roll top bath. Double shower with glass sliding door. Digital thermostat.

Outside

Rear Garden

Enclosed with brick wall. Stone patio area with steps leading down to the large storage shed and Astroturf. Double gate leading out o the front. Raised composite decking sitting area. Planting beds. Astroturf lawn and soft play style for children. Beyond the high retaining wall offers a small orchard and stone retaining wall and level grass area (potential to access by installing a spiral staircase). Power point and lighting.

Front

Off street parking hardstand. Grass verge.

Front Courtyard

Double gates to Astroturf lawn, door to Sitting Room/ Play Room, steps leading up to rear garden and to purpose built storage shed.

Solar Panels

3.8KW solar panels currently returning approximately £500-£600 per annum. (Free electricity during the daytime weather permitting).

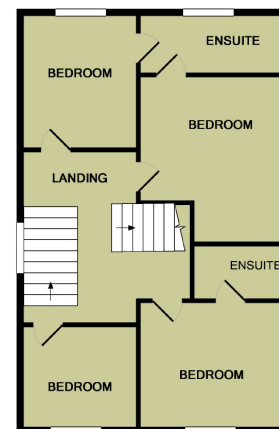
Electric Car Charging Point

Tenure

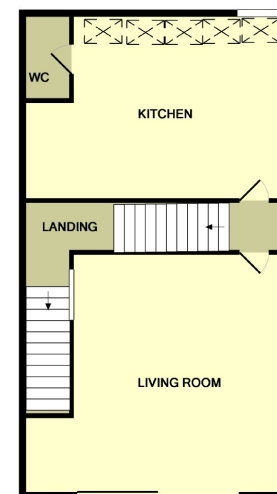
We have been advised that the property is freehold.



GROUND FLOOR
APPROX. FLOOR
AREA 330 SQ. FT.
(30.7 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 518 SQ. FT.
(48.1 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 598 SQ. FT.
(55.5 SQ. M.)



3RD FLOOR
APPROX. FLOOR
AREA 258 SQ. FT.
(24.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 1704 SQ. FT. (158.3 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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