

## Verlands Close

Llandaff, Cardiff CF5 2BQ

- No Chain!
- Detached Family Home
- Four Double Bedrooms
- Lounge & Dining Room
- Home Office & Conservatory
- Bathroom & Shower Room
- Garage & Off Street Parking
- EPC -

Guide price £500,000

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No Chain! Tucked away in the corner of this quiet cul de sac is this spacious detached four double bedroom family home located in Llandaff. Offering excellent potential, the accommodation briefly comprises: Entrance Porch, Dining Room, Fitted Kitchen, Lounge, Conservatory, Home Office and a contemporary Bathroom to the ground floor. To the first floor are Four Double Bedrooms and a Modern Shower Suite. The property further benefits from a good size enclosed rear garden and off street parking for multiple vehicles with a garage to the front. Verlands Close is located off Western Avenue and is within close proximity to the city centre and M4 corridor, whilst also being within walking distance of Llandaff high street's local amenities and excellent school catchments, including Bishop of Llandaff and Llandaff Cathedral School. Be quick and book early! Viewings starting from Saturday 21st November.

### **Entrance Porch**

Entered via double glazed upvc leaded doors with double glazed windows to the front and the side, light and tiled flooring.

### **Hall**

Entered via upvc stained glass door with matching windows either side, understairs storage cupboard, panelled radiator, power points, wood block flooring, doors to all rooms.

### **Dining Room 10'11 x 12'12 (3.33m x 3.96m)**

Double glazed window to the front and the side, panelled radiator, power points, continuation of wood block flooring, feature gas fire with surround.

### **Kitchen 9'03 x 12'10 (2.82m x 3.91m)**

Fitted with a range of wall and base units with work tops over, space for gas cooker and extractor hood above, one and a half bowl sink and drainer with mixer tap, space and plumbing for washing machine and dishwasher, breakfast bar, tiled walls, tiled flooring, power points, wall mounted gas boiler, double glazed window to the side and the rear, double obscure glazed upvc door leading out to the rear garden.

### **Lounge**

Double glazed window to the front and double glazed window to the side, panelled radiator, power points, TV point, double glazed sliding doors leading to the conservatory and door to home office.

### **Conservatory**



An L shaped room with double glazed windows to the side and rear, double glazed French patio doors leading out to the garden, power points, gas wall mounted heater, panelled radiator, wall lights, tiled flooring.

### **Home Office 12' x 7'11 (3.66m x 2.41m)**

Double glazed windows to the front and the rear, power points.

### **Bathroom**

Fitted with a three piece suite in white comprising panelled bath with shower attachment, wash hand basin with mixer tap and low level w.c., storage cupboards, heated towel rail, double obscure

glazed window to the rear, tiled walls and flooring.

### **Landing**

Stairs from hall, double glazed window to the front, panelled radiator, power points, access to loft space, airing cupboard housing the hot water system and slatted shelving.

### **Bedroom One** 11' x 12'08 max (3.35m x 3.86m max)

Double glazed window to the front, panelled radiator, power points, built in wardrobes with hanging rail shelving and overhead storage, built in dressing table.

### **Bedroom Two** 13' x 9'10 (3.96m x 3.00m)

Double glazed window to the front, panelled radiator, power points, built in wardrobe with hanging rail, shelving and overhead storage.

### **Bedroom Three** 11' to wardrobe x 9'04 (3.35m to wardrobe x 2.84m)

Two double glazed window to the rear, panelled radiator, power points, fitted wardrobe with sliding mirrored fronts, hanging rail and shelving.

### **Bedroom Four** 11' to wardrobe x 9'09 (3.35m to wardrobe x 2.97m)

Double glazed window to the rear, panelled radiator, power points, built in wardrobes with hanging rails and shelving.

### **Shower Room** 6'08 x 4'10 (2.03m x 1.47m)

Fitted with an open shower with glass screen and raindrop shower head and separate shower head attachment, vanity wash hand basin with mixer tap and low level w.c, chrome heated towel rail,

tiled walls, double obscure glazed window to the rear.

### **Rear Garden**

Enclosed rear garden with brick wall, borders of mature shrubs, bushes and trees, mainly paved, two greenhouses, outside cold water tap, large tree, wrought iron gate to either side giving access to the front.

### **Garage**

A single garage with up and over door to the front and pedestrian door to the side, obscure double glazed window.

### **Front**

Paved driveway for multiple vehicles, enclosed with low level brick wall, borders of mature shrubs, flowers and bushes.

### **Tenure**

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



