

# Fairwater Road

Llandaff, Cardiff CF5 2LF

Guide price

£1,000,000



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A truly exceptional detached family home set on a generous size plot located a stone's throw away from the ever-so popular Insole Court and Llandaff Village. Modernised throughout to a high specification and offering plenty of natural light, the accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge, Sitting Room, Dining Room with Bi-Folding Doors and Connecting to the Kitchen to the ground floor. The first floor offers a Galleried Landing, Four Bedrooms, Family Bathroom and En Suite to the Second Bedroom. To the second floor is a superbly appointed Master Bedroom offering panoramic views along with a contemporary Shower Room. The garden has been tastefully landscaped to incorporate a patio area, split level lawns with mature well stocked flowers, shrubs and trees. In addition the property has off street parking for multiple vehicles as well as a double garage with an up and over electric door. Llandaff High Street can be found within a short walk offering local shops, cafés and independent shops. Llandaff boasts reputable independent schools and sought after English and Welsh state schools close by. There are city centre public transport links close by along with good M4 access via the A48.





## Entrance Porch

Entered via wood door, traditional tiled flooring and light.

## Hallway 12'5 max x 8'5 (3.78m max x 2.57m)

Entered via wood glazed door, vaulted ceiling, plate rack, cast iron radiator, wood flooring, stairs rising to the first floor, built in storage cupboard, original service bells feature, doors to kitchen, lounge and sitting room.

## Cloakroom

Hexagon double obscure glazed window to the front, w.c and wash hand basin, tongue and groove panelling, storage cupboard, traditional tiled flooring with underfloor heating.

## Lounge 25'7 max x 11'11 max (7.80m max x 3.63m max)

Double glazed pvc window to the front, glazed door to the rear garden with windows either side, coved ceiling and ceiling rose, gas fireplace with stone and plaster surround and mantle, three cast iron radiators, Sky and TV point, oakwood flooring beneath carpet.

## Sitting Room 11'11 max x 12'5 (3.63m max x 3.78m)

Cast iron radiator, coved ceiling, picture rail, cast iron gas fireplace with polished slate hearth, TV and Sky point, wood flooring, open plan to dining area.

## Dining Room 25'2 x 8'6 max (7.67m x 2.59m max)

Twin aspect bi-fold doors leading out to the rear garden and obscure glazed door to the side, orangery style lantern roof, spotlights, air conditioning, stone flooring.

## Kitchen 15'10 x 11'4 (4.83m x 3.45m)

Double glazed pvc window to the side, fitted with a range of hand built and painted wall and base units by 'Greenheart' with polished granite worktops over, space for gas Aga cooker, cooker hood above, space and plumbing for American style fridge/freezer, centre island breakfast bar with twin Belfast sink with swan neck mixer taps, integrated dishwasher, pull out pan drawers, traditional style pantry, wine store, vertical radiator, ceiling rose, spotlights, stone flooring, open plan to dining area, doors to the garage.

## First Floor Landing

Stairs rising from hall with wooden handrail and spindles, feature stained glass double glazed window to the front, overlooks the entrance hall, ceiling rose, coved ceiling, vertical radiator, stairs lead to the second floor.

## Bedroom One 12'11 max x 15'9 max (3.94m max x 4.80m max)

Double glazed pvc window to the front and either side, two vertical radiators, coved ceiling, ceiling rose, picture rail.

## En Suite 7'7 max x 4'10 max (2.31m max x 1.47m max)

Double obscure glazed pvc window to the side, walk in wet room style shower with raindrop drench shower head and screen, w.c and wash hand basin set on a wooden vanity unit, chrome heated towel rail, spotlights, extractor fan, fully tiled walls, tiled flooring with underfloor heating.

## Bedroom Two 19' x 11'11 (5.79m x 3.63m)

Double glazed pvc window to the front and side, double glazed door with matching windows either side leading to a covered terrace, two radiators, picture rail, TV point, ceiling rose, coved

ceiling.

### **Sitting Terrace**

With panoramic views towards the Vale, glass balustrade, tiled flooring.

**Bedroom Three** 13'7 max x 13'7 max into bay (4.14m max x 4.14m max into bay)

Double glazed pvc back bay window, built in storage, coved ceiling, picture rail, cast iron radiator.

**Bedroom Four** 8'9 x 8' (2.67m x 2.44m)

Double glazed pvc window to the side, coved ceiling, ceiling rose, vertical radiator.

**Family Bathroom** 11'5 max x 6'8 (3.48m max x 2.03m)

Double glazed stained glass pvc window to the rear, coved ceiling, free standing claw feet roll top Sottini Rain bath with glass enclosure with drench raindrop shower head and spray jets, wash hand basin with marble top and Neptune vanity unit, w.c, Amtico flooring with underfloor heating, chrome heated towel rail, radiator.

### **Second Floor**

Stairs rising from first floor landing, storage.

**Bedroom Five** 15'4 max x 20'3 max (4.67m max x 6.17m max)

Double glazed pvc window to the rear, two radiator, spotlights.

**Shower Room** 12'11 max x 4'1 max (3.94m max x 1.24m max)

Wood velux skylight window to the side, shower with drench raindrop shower head, w.c and wash hand basin, extractor fan,

chrome heated towel rail, eaves storage, tiled walls, under floor heated tiled flooring.

### **Rear Garden**

Enclosed rear garden with mainly fencing, mature shrubs, trees and flower borders, paved patio sitting area, steps lead down to a main lawn and secondary lawn area, outside lighting, outside power points, outside cold water tap, gate to the side, hardstand with storage shed.

### **Garage**

Electric up and over door to front, window to side, modern pressurised hot water tank system which is part of the central heating, power and light.

### **Front**

Key block driveway for parking for several vehicles, mature hedge and trees, landscaped with further lower hedges.

### **Tenure**

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





*Hern and Crabtree*

