

Greenwich Road

Llandaff, Cardiff CF51EU

- No Chain!
- Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Kitchen/Diner
- Generous Rear Garden
- Off Street Parking & Garage
- EPC = TBC

Guide price £570,000

www.hern-crabtree.co.uk



No Chain! Rarely Available! A handsome traditional double bay fronted three double bedroom semi-detached house with plenty of charm and character offering excellent potential. Set on this prestigious street on the cusp of Llandaff and Victoria Park this charming property will certainly prove popular. Given such a large plot there is excellent opportunity to extend the current residence (subject to planning).

The light and spacious accommodation briefly comprises: Porch, Entrance Hall, Lounge, Dining Room, L Shaped Kitchen/Diner, Cloakroom and Conservatory to the ground floor. To the first floor are Three Double Bedrooms and a Four Piece Family Bathroom. Outside there are generous front and rear gardens as well as a driveway for off street parking along with single garage.

Llandaff and Victoria Park offer a variety of shops, cafés and restaurants along with reputable schools and easy access to Cardiff city centre. There are very good public transport links to Cardiff and Victoria Park is within a stone's throw of this home.

Entrance Porch

Windows either side and tiled flooring.

Hallway

Entered via wood glazed front door, stairs rising to the first floor with under stairs storage beneath and housing the Worcester gas combination boiler, (we have been advised by the seller that it has been serviced in 2021), panelled radiator, doors to all rooms.

Lounge 14'04 into bay x 11'11 (4.37m into bay x 3.63m)

Glazed sash bay window with stained and leaded tops, panelled radiators, power points, picture rails, feature fireplace with electric fire inset, TV point.

Dining Room 15'10 x 10'11 into recess (4.83m x 3.33m into recess)

Glazed windows with stained and leaded tops, panelled radiator, power points, picture rail.

Kitchen/Diner 19'09 narrowing to 10'10 x 11'05 max (6.02m narrowing to 3.30m x 3.48m max)

An L shaped room fitted with a range of matching wall and base units with work tops over, four ring gas hob with extractor hood above and eye level grill and oven, one and a half bowl stainless steel sink and drainer with mixer tap, space for fridge and space for slimline dishwasher, Welsh dresser, shelving, part tiled walls, power points, panelled radiator, double glazed window to the rear, door to rear garden, double doors to the conservatory and door to downstairs w.c.



Downstairs W.C

Double glazed window to the rear, low level w.c and wash hand basin with tiled splashback.

Conservatory

Double glazed windows to the side and the rear and double glazed French patio doors leading out to the rear garden, power points.

First Floor Landing

Stairs rising from entrance hall, obscure stained and leaded window to the side, power points, panelled radiator, access to a

part boarded loft via pull down ladder, wood panelling, airing cupboard with slatted shelving, and doors to all rooms.

Bedroom One 11'11 x 14'05 into bay (3.63m x 4.39m into bay)

Wood sash bay window with leaded tops to the front, picture rail, panelled radiator, power points, feature cast iron decorative fireplace.

Bedroom Two 10'11 into recess x 15'11 (3.33m into recess x 4.85m)

Wood windows with stained and leaded tops, panelled radiator, power points, picture rail, cast iron feature fireplace.

Bedroom Three 10'10 max x 11'11 (3.30m max x 3.63m)

Double glazed pvc window to the rear, panelled radiator, power points, picture rail.

Family Bathroom 8'11 x 6'09 (2.72m x 2.06m)

Fitted with a five piece suite in white comprising panelled bath, shower cubicle with shower, low level w.c, wash hand basin and bidet, chrome heated towel rail, part tiled walls, obscure glazed sash window to the rear.

Rear Garden

Enclosed rear garden with stone wall, mainly laid to lawn, paved patio area, border of mature trees, shrubs, flowers and bushes, obscure glazed door giving access to the front. Timber shed with power points.

Front

Keyblock driveway for parking of multiple vehicles, low level brick and stone wall, mainly lawn with mature flowers, shrubs, trees and

bushes,

Garage

A single garage with double doors, light.

Tenure

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

