

Whitehall Road

Llandaff, Cardiff CF5 2QE



- Immaculate & Extended
- Semi-Detached House

- Four Bedrooms
- Open Plan Kitchen/Diner/

- Contemporary Bathroom & En-Suite

An exquisite four bedroom house, with generous gardens, lies on a quiet street just off Llantrisant Road. A short stroll and you'll find the historic Llandaff High Street or the leafy Taff Trail and its' interlinking pathways to the city centre and parks. It has been designed and styled to ensure vast amounts of natural light flood the property, whilst providing practicality to an every day family home.

Entry to the house is via a traditional hall with period wood flooring provides a downstairs cloakroom tucked under the stairs. The front reception room is separated and neutral, calming palette has been used making an ideal evening room to relax in. The open plan arrangement to the rear allows a large kitchen and dining space with a

Entrance

Entered via double glazed door and double glazed windows, wood block flooring, stairs to the first floor with under stairs storage cupboard with cloakroom, radiator.

Cloakroom

Situated under the stairs with w.c and wash hand basin with splitface tiled splashback and fitted mirror, part tiled walls, wood block flooring.

Lounge 14' max into bay x 12'1 max into recess (4.27m max into bay x 3.68m max into recess)

Double glazed pvc bay window to the front, radiator, wood block flooring, slate hearth with open fireplace alcove and wooden mantle, coved ceiling.

Kitchen/Living Room 25'3 max x 17'1 max (7.70m max x 5.21m max)

Double glazed bi fold doors leading out to the garden, two double glazed Velux skylight windows, double glazed window to the side, kitchen is fitted with a range of wall and base units with marble effect Quartz work tops, five ring Neff induction hob with cooker hood above, slide and hide Neff oven and microwave combination oven, one and a half bowl sink and drainer, integrated slimline dishwasher, integrated washing machine, integrated bin store, space for fridge/freezer, central island with wine cooler fridge, further storage cupboards, matching wrap counter top and breakfast bar, spotlights, two radiators, tiled flooring, fireplace alcove.

Landing

Stairs rising from hall with wooden handrail and spindles, double obscure glazed window to the side, coved ceiling, stairs to the second floor.

Bedroom Two 14' max into bay x 8'8 max to wardrobe (4.27m max into bay x 2.64m max to wardrobe)

Double glazed pvc bay window to the front, radiator, fitted wardrobes with sliding mirrored fronts and decorative panelling,

Bedroom Three 12' max x 8'8 max (3.66m max x 2.64m max)

Double glazed window to the rear, radiator, fitted wardrobes with slided mirrored fronts.

Bedroom Four 7'7 x 7'5 (2.31m x 2.26m)

Double glazed window to the front, radiator.

Bathroom 7'10 max x 7'6 max (2.39m max x 2.29m max)

Double obscure glazed window to the side, fitted with bath with shower attachment and plumbed shower with raindrench shower head over and glass screen, wall hung wash hand basin and w.c, chrome heated towel rail, led lighting, fully tiled walls and floor.

Second Floor

Double obscure glazed window.

Bedroom One 18' max x 11'3 max (5.49m max x 3.43m max)

Double glazed skylight window to the front, double glazed french doors with juliet balcony overlooking the rear garden, vertical radiator,



bespoke fitted wardrobes, eaves storage, air conditioning unit, power points with speaker, door to:

En Suite 6'7 max x 5'3 max (2.01m max x 1.60m max)

Double obscure glazed window to the rear, a Porcelanosa suite comprising, walk in style shower with plumbed shower with raindrop shower head and separate shower head attachment, w.c and wall hung wash hand basin, mirror with light, chrome heated towel rail, extractor fan, marble effect tiled walls and floor.

Rear Garden

Enclosed rear garden, part decking, part lawn, path leading to the play area and double tandem storage, gate to the front.

Front

Stone chipping driveway for several vehicles.

Tenure

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