

74 Andrews Road

Llandaff North CF14 2JP

- Extended stylish detached home
- Park views
- Superb orangery
- Home office
- Corner plot
- Must be viewed to be appreciated
- EPC - B

Guide price £475,000

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This stunning, extended modern detached family home was the original show home for this select development and so occupies a larger plot and overlooks the beautiful Hailey Park in Llandaff North.

This superb family home must be viewed to be truly appreciated, The current vendors have added many attractive additional features to the property, giving it a sense of style and creating an ideal family space.

This is a dream location for outdoors enthusiasts, families, commuters and those looking to be within easy walking distance to village amenities.

Entrance

Storm porch to the front of the property with outside lighting. Composite front door provides access to the property.

Hallway

A stylish entrance hallway with stair case rising to the first floor accommodation. Feature tiled flooring. Smooth plastered ceiling. Radiator. Power points. Door to useful under stairs storage cupboard. Door to:

Cloakroom

A contemporary style cloakroom fitted with a two piece suite in white comprising: close coupled WC and wash hand basin with tiled splash backs. Continuation of tiled flooring. Smooth plastered ceiling. Double glazed obscure window to the front elevation.

Lounge area 14'7" x 11'2" (4.45m x 3.40m)

A beautifully presented principle reception room which offers extended space, ideal for families or entertaining with access to a generous orangery. Two double glazed windows to the side elevation. Smooth plastered ceiling. Radiator. Carpet to flooring. Power points. TV aerial point.

Orangery 13'2" x 11'8" (4.01m x 3.56m)

A superb addition to the ground floor accommodation with a feature lantern ceiling with double glazed windows. Double glazed windows to the rear and side elevations with aspect to the private rear garden. Feature bi folding doors offers access to the landscaped garden and provide an effect 'outdoors - indoors' style of living. Contemporary style vertical radiator. Feature tiled flooring. Power points.



Dining room 14'2" x 8'8" (4.32m x 2.64m)

A beautifully presented room with double glazed window to the front elevation looking out to Hailey park. Smooth plastered ceiling. Radiator. Double glazed window to the side elevation. TV aerial point. Power points.

Kitchen/ breakfast room 12'6" max x 11'4" (3.81m max x 3.45m)

A light and contemporary style kitchen/ breakfast room. Well designed with a good range of wall and base units with a feature central island with additional storage and space for seating. Double glazed windows to the rear and side elevations. Integrated oven and gas hob with cooker hood over. Integrated dishwasher. Integrated wine cooler. Integrated

fridge and freezer. Stainless steel sink and drainer unit with mixer taps over. Feature tiled flooring. Smooth plastered ceiling. Radiator. Door to:

Utility room 7' x 5'9" (2.13m x 1.75m)

A contemporary style utility with matching wall and base units with cupboards. Integrated washing machine. Space for tumble dryer. Concealed Ideal boiler. Radiator. Tiled flooring. Extractor. Door to the side elevation giving access to the garden.

Landing

Access to the loft space (loft has pull down ladder and partly boarded). Radiator. Door to airing cupboard with shelving.

Bedroom one 14' 1" x 8'10" (4.27m 0.30m x 2.69m)

A beautifully presented master bedroom with double glazed windows to the front and side elevation with aspect to the park. Radiator. Smooth plastered ceiling. Power points. Door to:

En suite shower room 6'10" x 5'4" (1.85m x 1.63m)

A contemporary style en suite with a three piece suite comprising a fitted corner shower cubicle with mains pressure shower, wash hand basin and close coupled WC. Walls are part tiled. Extractor. Smooth plastered ceiling. Chrome heated towel radiator. Double glazed obscure window to the side elevation. Luxury vinyl flooring.

Bedroom two 11'7" max x 10'7" (3.53m max x 3.23m)

A second double bedroom with a generous recess ideal for a good amount of wardrobes. Double glazed window to the rear elevation with aspect to the garden. Smooth plastered ceiling. Radiator. Power points.

Bedroom three 9'9" x 9'5" (2.97m x 2.87m)

A beautifully presented third bedroom with double glazed windows to the front and side elevations. Radiator. Smooth plastered ceiling.

Bedroom four 8'11" max x 6'6" max (2.72m max x 1.98m max)

Double glazed windows to the side and rear elevation with aspect to the garden. Panelled radiator. Smooth plastered ceiling. Power points.

Family bathroom

A stylish bathroom with a three piece suite in white comprising: panelled bath with shower over, wash hand basin and close coupled WC. Extractor. Tiled flooring. Radiator. Walls are part tiled. Smooth plastered ceiling.

Rear garden

The rear garden has been landscaped and offers two superb areas for garden furniture including a good size area with composite decking and a raised composite decked sun terrace. Lawned areas with feature sleeper borders. Outside hot and cold water taps. The garden is enclosed with timber fencing and extends around both sides of the property to provide side access to the front of the property, access to the recently converted garage and home office and a second useful area for storage/ potting plants etc...

Garage & Home office

The garage has been converted into two rooms, one of which now offers a fantastic home office space with vaulted ceiling, skylight window, feature tiled flooring and radiator with power points. The second section offers good storage for gardening equipment, bikes etc... With tiled flooring and up and over door.

Home office measurements 10'1" max x 8'11"

Garage measurements 10'1" x 10'1" max (not accounting for door width)

Outside front

An attractive frontage with driveway parking offset to the garage, side access to the rear garden. Mature shrubs.

