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Viewing strictly by prior appointment.  
All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.

Council Tax Band: I (2022)

Ref: TF/4609190

**Tenure: Freehold (Vendors Solicitor to confirm)**

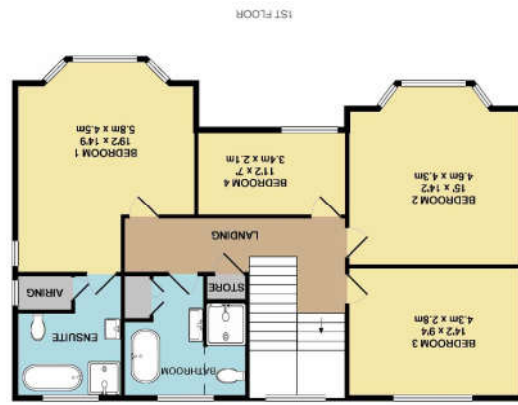
**Viewers Material Information:**

1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department ([www.cardiff.gov.uk](http://www.cardiff.gov.uk)) before making any transactional decision.

2) Transparency of Fees Regulation: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from London & County Mortgages, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.

3) Please note that if the property is currently within Cardiff High School catchment area, there is no guarantee that your child or children will be enrolled at Cardiff High School, if requests, for places become over subscribed. Any interested parties should make their own enquiries with Cardiff County Council Education Department ([www.cardiff.gov.uk](http://www.cardiff.gov.uk)) before making a transactional decision.

4) The subject property has former outlined Planning Permission to extend (Planning Application No: 12/00868/DCM) for a single storey side/rear extension and double garage dated 11/9/2012, which will require renewal. Architects drawings available for inspection.





Handsome, beautifully presented double fronted detached family residence, enjoying a wide frontage with deep driveway in prestigious and favoured Llandennis Avenue, with former outline planning permission to extend (which will need renewal). Entrance vestibule, grand reception hall, cloakroom, 25ft lounge with wood burner, French doors, sitting room, 18ft dining room, modern fitted kitchen/breakfast room, appliances, laundry and stores, 4 bedrooms, stylish en-suite bathroom and family bathroom. Much charm and character retained including original art deco lead light windows, wood block floors and corniced ceilings, delightful key block rear patio and lawn. Car port and log stores. Long and wide driveway with parking for numerous vehicles. Potential to extend, subject to planning. EPC Rating: D

**Entrance Vestibule**

Approached via an attractive oak panelled front door with old English style door furniture, decorative brick surround, leading onto an entrance vestibule area.



**Reception Hall**

Approached via a panelled front door with leaded light insert, leading onto a bright and welcoming central hallway with single flight staircase to first floor level, woodblock flooring, full cornice ceiling, feature bright art deco lead light window to front.

**Cloakroom**

Modern suite comprising low level WC, wash hand basin, leaded light window to rear, ample hanging coats area, block flooring.

**First Floor**

**Landing**

Approached via an easy rising full turning staircase with oak handrail and surrounds, feature leaded light window at half landing level, leading onto a large central landing area, panelled radiator, built in store cupboard with shelving, access to loft via retractable ladder with lighting.



**Bedroom 1 19'2" (5.84m) x 14'9" (4.5m) maximum**

Overlooking the entrance approach, good size principal bedroom, range of fitted wardrobes to one side with pelmets, cornice ceiling, picture rail, double panelled radiator.



**En-Suite**

Stylish four piece suite in white comprising low level WC, roll top bath on chrome legs, hand mixer, large shower cubicle, quality shower, shower screen panel, pedestal wash hand basin, double panelled radiator, quality flooring, ceiling spotlighting. Large walk in airing cupboard housing hot water cylinder, gas central heating boiler.



**Lounge 25'3" (7.7m) x 14'1" (4.29m) into bay**

Enjoying views to the front and rear gardens, deep bay to front, feature stone fire surround with mantle, polished granite hearth and back, quality wood burner, cornice ceiling, picture rail, two radiators, wood block flooring.



**Sitting Room 15'9" (4.8m) x 14'9" (4.5m) into bay**

Overlooking the delightful front garden, feature marble fire surround with mantle, contrasting polished granite hearth and back with Contuna log burner, cornice ceiling, picture rail, wood block flooring, double panelled radiator.

**Dining Room 18'8" (5.69m) x 12'6" (3.84m)**

Of excellent proportions, windows to elevations, wood block flooring, coved ceiling, double panelled radiator.



**Bedroom 2 15'0" (4.57m) x 14'2" (4.32m) into bay**

Enjoying a wide vista to Llandennis Avenue, cornice ceiling, picture rail, double panelled radiator.

**Bedroom 3 14'2" (4.32m) x 9'4" (2.84m)**

Overlooking the rear garden, cornice ceiling, double panelled radiator.

**Bedroom 4 11'2" (3.4m) x 7'0" (2.13m)**

Aspect to front, double panelled radiator.



**Family Bathroom**

Stylish suite comprising wide wash basin with cabinet below, freestanding oval bath with shower mixer, low level WC, large shower cubicle with quality shower, glazed shower screen panel, attractive wall tiling to half height, tiled flooring, double panelled radiator. Built out store cupboard with shelving.



**Kitchen/Breakfast Room 23'0" (7.01m) x 9'3" (2.82m)**

Quality fitted kitchen appointed along two sides with corian worktop, inset corian bowl with drainer and mixer tap, waste disposal, matching range of base and eye level wall cupboards, inset five ring Neff gas hob with circulating fan above, built in oven with separate grill, pleasing aspect to the rear garden, decorative tiled worktop areas, integrated Neff dishwasher with matching front, tiled flooring, double glazed French doors leading to the ornate rear garden, ceiling spotlighting, double glazed doors to drive and additional door to patio courtyard.

**Laundry Room 9'8" (2.95m) x 9'3" (2.82m)**

Aspect to front, inset sink and drainer with mixer tap, plumbing for automatic washing machine, tiled flooring, double panelled radiator, good proportions ideal as a gym area, connecting door to rear workshop/store.



**Front Garden**

Laid to shaped lawn, Griselinia hedge screening to pavement line, oak driveway gates leading onto deep tarmacadam driveway and side car port, well stocked with evergreen shrubs and plants, crazy paved path with additional independent gate leading to the entrance vestibule.



**Rear Garden**

Attractive keyblock patio relaxation area with contrasting paver borders, leading onto an area of shaped lawn, wealth of flowering shrubs and evergreen plants, additional patio area adjacent to kitchen. Pathway to side and gate leading to drive with useful log stores. Outside lighting.

**Workshop/Store**

To the rear of the laundry room, ideal for general storage and summer furniture, power and lighting. Additional gate to side leading to front garden.

**Directions**

Travelling along Cyncoed Road away from the village towards Penylan, just after the left hand turning of Hollybush Road, turn right into Llandennis Avenue, whereby the property will be found a short distance on the right hand side.