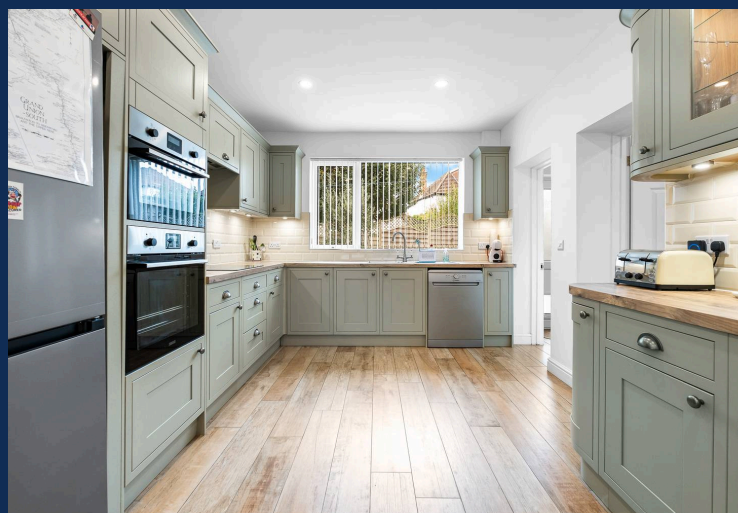




1 Verlands Close, Cardiff

£800,000 Freehold

Spacious four bed detached home in Llandaff on a large corner plot. Features garage, off-road parking, balcony, gardens, and no chain. Master with en-suite. Sought-after cul-de-sac location.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

DESCRIPTION

****FOUR BEDROOM DETACHED IN LLANDAFF***

SPACIOUS CORNER PLOT* *INTERGAL GARAGE * NO CHAIN* A rare opportunity to acquire this four bedroom, two storey contemporary style home situated in a sizeable plot within a cul-de-sac in the sought after area of Llandaff. The spacious accommodation briefly comprises; entrance porch, lounge, kitchen/diner, utility room, study and downstairs WC. To the first floor there are four double bedrooms, master with en-suite and modern bathroom. The property further benefits from an integral garage, off road parking with space for multiple vehicles, an excellent sized balcony accessed from the first floor landing. Outside there are enclosed front, side and rear gardens.

LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools with Bishop of Llandaff school nearby and Llandaff Cathedral School and Howells School all within walking distance of the property which are two of the best schools in Wales. The High Street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station in Danescourt and a frequent bus service to and from the City Centre. Llandaff Fields is situated opposite this property and the Taff Trail offers parkland walks all the way to Cardiff City Centre.

ENTRANCE

Paved driveway to front. Lawn and planted areas. Gated access to rear and side gardens. Boundary fence and hedging to front.

PORCH

Entered via composite front door into entrance porch. Tiled flooring. Double doors with storage. Radiator.

LOUNGE

Dimensions: 24' 7" x 12' 11" (7.51m x 3.95m). Large double glazed window to side aspect. Wall mounted pendant lighting. Herringbone wood block flooring. Glazed double doors leading to outside terrace area with glass balustrades. Access to kitchen/diner and downstairs WC. Staircase rising to first floor. Vertical radiator.

KITCHEN/DINER

Dimensions: 24' 2" x 15' 10" (7.39m x 4.83m). A fantastic open-plan entertaining space with modern fitted kitchen to include a range of rounded edge base units. Inset sink and drainer with complementary wood work surfaces. Fitted Zanussi electric oven and grill, plus four ring induction hob with extractor over. Tiled splashbacks. Integrated dishwasher. Space for fridge/freezer. LVT flooring. Vertical radiators. Door

ENSUITE

Dimensions: 7' 1" x 11' 4" (2.16m x 3.47m). Modern suite comprising panelled bath with mixer tap over and shower head fixture. WC. Shower cubicle with main rainfall shower with separate fixture. Vanity wash hand basin with mixer tap above and storage beneath. Wall mounted vanity mirror. Spotlights. Fully tiled walls. Laminate wood effect flooring. Heated towel rail. Obscure double glazed uPVC window to rear aspect.

WALK IN WARDROBE

Dimensions: 6' 10" x 9' 3" (2.10m x 2.84m). Continuation of laminate wood effect flooring. Pendant light fitting. Double glazed uPVC window to side aspect. Radiator.

BEDROOM TWO

Dimensions: 13' 2" x 10' 2" (4.03m x 3.12m). Another spacious double bedroom with carpeted flooring. Double glazed uPVC window to front and side aspects. Built in sliding door wardrobes. Pendant light fitting. Radiator.

BEDROOM THREE

Dimensions: 13' 6" x 11' 0" (4.13m x 3.36m). Third double bedroom with carpeted flooring. Double glazed uPVC window to front aspect. Built in sliding door wardrobes. Pendant light fitting. Radiator.

BEDROOM FOUR

Dimensions: 9' 3" x 10' 4" (2.83m x 3.17m). A fourth double bedroom with carpeted flooring. Double glazed uPVC window to rear aspect. Pendant light fitting. Radiator.

BATHROOM

Dimensions: 8' 0" x 7' 5" (2.45m x 2.27m). Modern suite comprising freestanding bath with mixer tap over. WC. Shower cubicle with main rainfall shower with separate fixture. Vanity wash hand basin with mixer tap above and storage beneath. Wall mounted vanity cupboard. Spotlights. Extractor. Chrome heated towel rail.

BALCONY

Door opening to the balcony, accessed from the landing.

OUTSIDE FRONT GARDEN

With large lawned front garden with inset plants and shrubs. Timber gate leading to rear garden. Long and wide driveway with off road parking for multiple vehicles and leading to the garage.

OUTSIDE REAR GARDEN

Enjoying a westerly aspect. Large paved patio leading onto an area of decking with part shingled areas. Timber gate giving access to side and double doors leading to







GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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