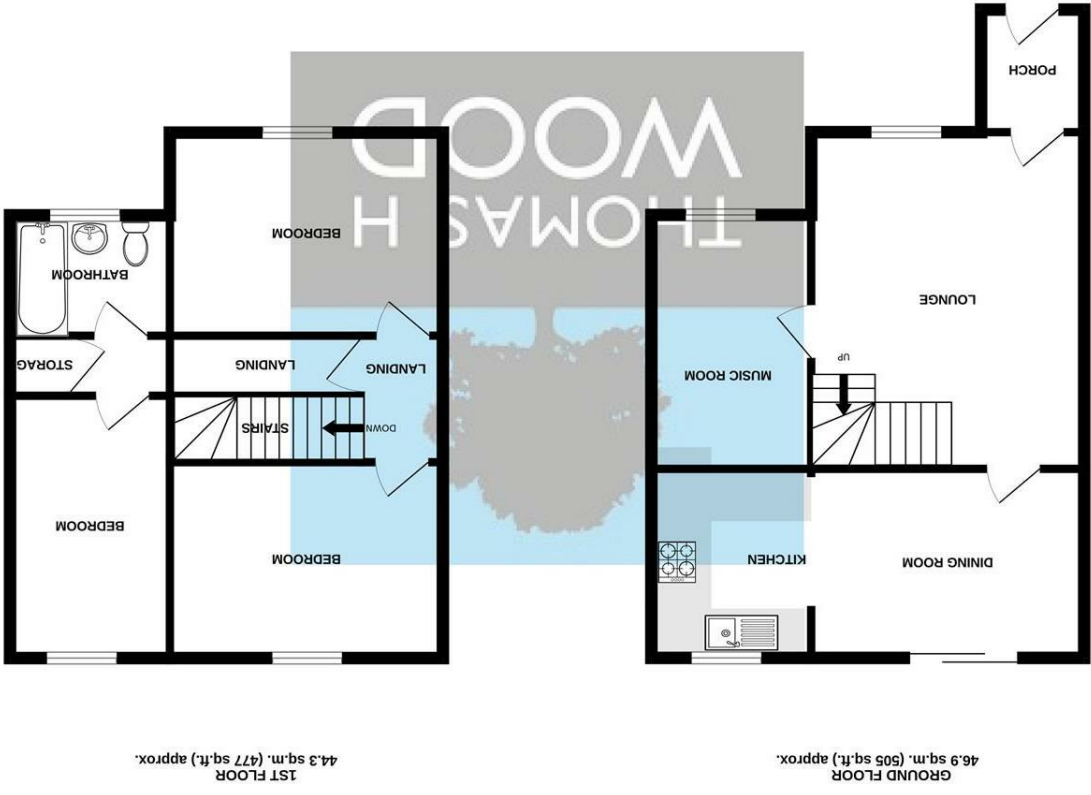


TOTAL FLOOR AREA : 91.2 sq.m. (981 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and their fixtures and fittings are approximate and no responsibility is taken for any omission or mis-statement. This plan 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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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	75
Potential	87

Energy Efficiency Rating

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21 Baldwin Close,
Llandaff, Cardiff
CF5 2SP

Asking Price £295,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 981.00 sq ft

Current EPC Rating - C75

Potential EPC Rating - B87

Tucked away in a quiet cul-de-sac in the ever-popular Danescourt area, this attractive three-bedroom end-of-terrace property offers comfortable and flexible living for modern families, professionals, or those looking to downsize. The home boasts a spacious lounge, an additional reception room ideal as a study or music room, and an extended kitchen/diner perfect for family meals or entertaining.

With a private rear garden and driveway parking at the front, the property is also within the catchment of highly regarded schools and just a short distance from local shops, public transport links, and green spaces. Well maintained and move-in ready, this home is a superb opportunity in one of Cardiff's most desirable residential locations.

GROUND FLOOR

LOUNGE

3.64m x 4.84m (11'11" x 15'10")

A bright and airy principal living space with ample room for seating and media furniture. Large windows provide plenty of natural light, creating a warm and inviting atmosphere.

MUSIC ROOM/STUDY

2.30m x 3.65m (7'6" x 11'11")

A versatile second reception room overlooking the front, ideal as a home office, music room, or children's playroom.

KITCHEN/DINER

6.22m x 2.71m (20'4" x 8'10")

This extended kitchen offers excellent countertop and storage space with room for a dining table and chairs. Perfect for everyday meals and entertaining. The layout ensures functionality without compromising on style.

FIRST FLOOR

BEDROOM ONE

3.63m x 2.73m (11'10" x 8'11")

A comfortable double bedroom overlooking the rear garden, offering space for freestanding wardrobes and furniture.

BEDROOM TWO

2.30m x 3.67m (7'6" x 12'0")

A generous bedroom, ideal for a child's room or home office, with a pleasant outlook to the rear.

BEDROOM THREE

3.68m x 2.24m (12'0" x 7'4")

Front-facing bedroom suitable as a guest room, nursery, or additional workspace.

BATHROOM

2.29m x 1.72m (7'6" x 5'7")

Modern and well-appointed family bathroom featuring a three-piece suite: panelled bath with overhead shower, wash basin, and WC. Stylish and practical.

EXTERIOR

FRONT

A neat tarmac driveway provides off-road parking, framed by low-maintenance planters for a touch of greenery.

REAR GARDEN

A private and enclosed rear garden with a mix of lawn, patio, and mature planting. Ideal for outdoor dining, play, or relaxing in warmer months.

TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

COUNCIL TAX

Band E



