



Sundew Close,  
Llandaff, Cardiff,  
CF5 2SE



Asking Price  
**£395,000**

3 Bedrooms  
House - Detached

Situated within a quiet cul de sac in the ever-popular suburb of Fairwater, this beautifully presented three bedroom semi detached family home offers spacious, well-maintained accommodation throughout, perfectly suited to modern family living.

The property has been thoughtfully updated by the current owners, creating bright, practical living spaces that are ready to move straight into. The impressive kitchen and dining room forms the heart of the home, complemented by a generous lounge featuring a charming wood burning stove. A separate utility room and ground floor cloakroom add further practicality for everyday family life.

To the first floor are three well-proportioned bedrooms and a contemporary shower room, whilst outside the property enjoys an enclosed rear garden together with driveway parking to the front.

Fairwater remains a highly sought after residential location, offering excellent local amenities, reputable schools, nearby parks and superb transport links into Cardiff City Centre.



### ENTRANCE HALLWAY

Welcoming entrance hallway providing access to the principal ground floor accommodation.

### LOUNGE

15'6" x 12'8"

Overlooking the rear aspect of the property with feature wood burning stove creating an attractive focal point. UPVC windows and folding doors to the rear garden.

### KITCHEN / DINING ROOM

11'2" x 15'8"

A bright and spacious kitchen dining room overlooking the front aspect of the property with tiled flooring, a comprehensive range of wall and base units, quartz work surfaces, inset stainless steel sink with chrome mixer tap, integrated electric oven, induction hob, integrated fridge freezer and ample space for a dining table and chairs.



## Features

- Beautifully Presented Three Bedroom Detached Family Home
- Modern Kitchen/Dining Room With Quartz Work Surfaces
- Spacious Lounge With Feature Wood Burning Stove
- Separate Utility Room And Ground Floor Cloakroom
- Contemporary Shower Room
- Enclosed Rear Garden
- Driveway Parking
- Quiet Cul De Sac Location

### UTILITY ROOM

5'9" x 5'7"

With space and plumbing for a washing machine and tumble dryer, wall mounted Worcester combination boiler, additional storage shelving and window to the side aspect.

### GROUND FLOOR WC

3'4" x 2'11"

Comprising tiled flooring, panelled and papered walls, low level WC, wash hand basin with chrome mixer tap and obscured window.



**FIRST FLOOR LANDING**

Providing access to all first floor accommodation.

**BEDROOM ONE**

11'11" x 9'8"

Double bedroom overlooking the rear aspect of the property. With carpeted floor, painted walls, UPVC window and radiator panel.

**BEDROOM TWO**

9'2" x 8'6"

Double bedroom overlooking the front aspect of the property. With carpeted floor, painted walls, UPVC window and radiator panel.

**BEDROOM THREE**

9'1" x 6'6"

Well-proportioned third bedroom overlooking the rear aspect of the property. With carpeted floor, painted walls, UPVC window and radiator panel.

**SHOWER ROOM**

6'11" x 5'7"

Contemporary shower room fitted with a modern suite including shower enclosure, wash hand basin vanity unit and low level WC.

**OUTSIDE**

**FRONT**

Driveway providing off road parking with access to the front entrance.

**REAR**

Enclosed rear garden providing an excellent space for outdoor dining, entertaining and family enjoyment.

**TENURE**

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

**COUNCIL TAX**

F

Information

- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 76.00 sq ft
- Current EPC Rating:
- Potential EPC Rating:



3 BEDROOMS



1 BATHROOMS

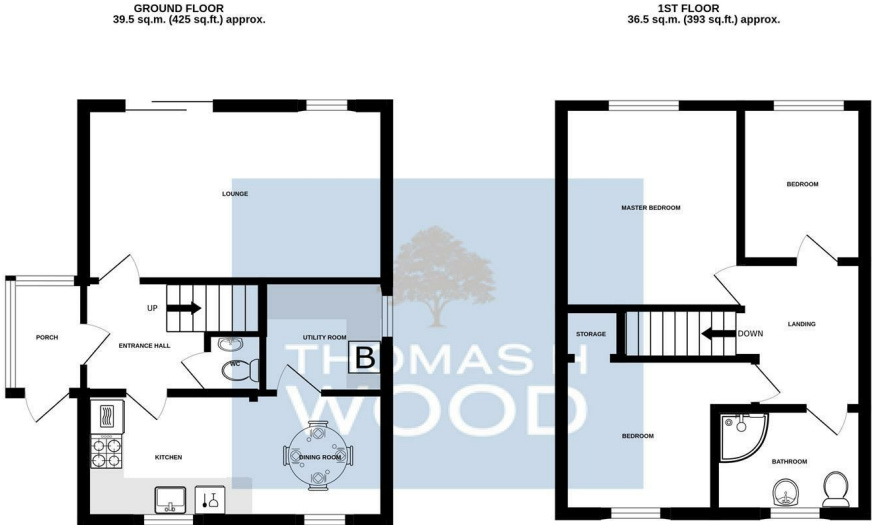


1 RECEPTION ROOMS



ENERGY RATING:





**TOTAL FLOOR AREA : 76.0 sq.m. (818 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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