



Tatham Road,  
Llanishen, Cardiff,  
CF14 5FB



£475,000

4 Bedrooms  
House - Detached



Offered for sale is this exceptionally well-presented four-bedroom detached family home, ideally located on Tatham Road, in Llanishen. The property has been very well maintained by the current owner, with recent improvements to include a new kitchen and bathroom. 4 Tatham Road, provides well-balanced accommodation arranged over two floors, that is ideal for modern family living . The property benefits from interconnecting reception rooms, a spacious kitchen/breakfast room with integrated appliances, a separate utility room and a detached single garage with driveway parking for three vehicles. Externally, there is a low-maintenance front garden and a well-proportioned rear garden. The property is conveniently located within a popular residential area, close to the excellent public transport links, highly regarded schools and the excellent local amenities. Viewings are highly recommended.



**ENTRANCE**

Open porch with canopy and front door leading into the entrance hallway.

**ENTRANCE HALL**

A welcoming hallway with oak flooring, staircase rising to the first floor, useful understairs storage cupboard and doors to all ground floor rooms.

**CLOAKROOM W.C.**

2'7" x 7'6"

Fitted with a comfort height WC and wash hand basin vanity unit with chrome mixer tap, with opaque double-glazed window.

**LOUNGE - REAR ASPECT**

11'7" x 16'2"

A bright and spacious reception room overlooking the rear garden, with french doors opening out and double doors connecting through to the dining room. With carpets floor, painted walls, smooth ceiling and radiator panel.

**DINING ROOM - FRONT ASPECT**

8'7" x 12'0"

A well-proportioned second reception room with front aspect window, offering flexibility as a formal dining room or additional living space. With oak flooring, painted walls, smooth ceiling and radiator panel.



**Features**

- A beautifully presented four-bedroom detached family home
- Driveway parking for three vehicles and detached single garage
- Two reception rooms
- Kitchen/breakfast room with separate utility room
- Downstairs cloakroom WC
- En-suite to master bedroom
- Low-maintenance front garden and a generous rear garden

**KITCHEN/BREAKFAST - REAR ASPECT**

8'7" x 12'1"

Fitted with a comprehensive range of base and wall units with work surfaces over, peninsula with seating under, integrated Bosch appliances & John Lewis double oven, induction hob and dishwasher, and window overlooking the rear garden.

**UTILITY ROOM**

6'11" x 6'7"

With additional worktop space, sink unit, plumbing for appliances, wall mounted boiler and an external door providing access to the side driveway.

**FIRST FLOOR LANDING**

Access to the loft space, airing cupboard and doors to all bedrooms and the family bathroom.



**BEDROOM ONE - REAR ASPECT**

10'9" x 11'7"

Generous principal bedroom with fitted wardrobes, UPVC window to rear and door leading to the en-suite. With carpeted floor, painted walls, smooth ceiling and radiator panel.

**EN-SUITE**

6'4" x 4'1"

Fitted with a double shower enclosure, low-level WC and wash hand basin, with opaque double-glazed window.

**BEDROOM TWO - REAR ASPECT**

10'4" x 8'10"

A further double bedroom with fitted wardrobes and rear-facing window. With carpeted floor, painted walls, smooth ceiling and radiator panel.

**BEDROOM THREE - FRONT ASPECT**

8'9" x 12'4"

Well-sized double bedroom with front aspect window. With carpeted floor, painted walls, smooth ceiling and radiator panel.

**BEDROOM FOUR - FRONT ASPECT**

7'5" x 11'0"

Good-sized fourth bedroom, ideal as a child's room or home office. With carpeted floor, painted walls, smooth ceiling and radiator panel.

**FAMILY BATHROOM**

7'4" x 6'6"

Fitted with a three-piece suite comprising bath, wash hand basin and low-level WC, with opaque double-glazed window.

**OUTSIDE**

**GARAGE**

18'0" x 9'6"

Detached single garage with power and lighting, accessed via an up-and-over door.

**FRONT GARDEN**

Low-maintenance frontage with ornamental gravel, pathway to the front entrance and side driveway providing parking for three vehicles.

**REAR GARDEN**

A generous rear garden featuring a decking area, lawn, established borders, outside tap, and gated access to the side driveway.

**TENURE**

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

**COUNCIL TAX**

Band G

**Information**

- Tenure: Freehold
- Council Tax Band: G
- Floor Area: 1490.00 sq ft
- Current EPC Rating:
- Potential EPC Rating:



4 BEDROOMS



3 BATHROOMS



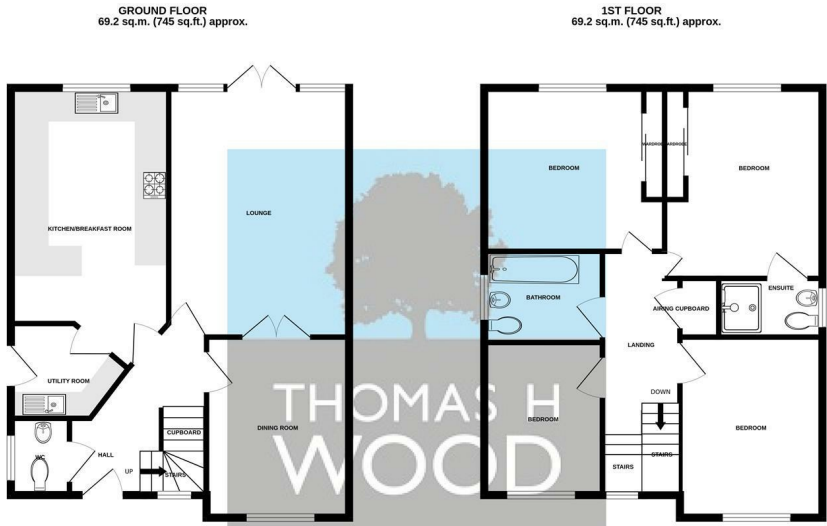
2 RECEPTION ROOMS



ENERGY RATING:





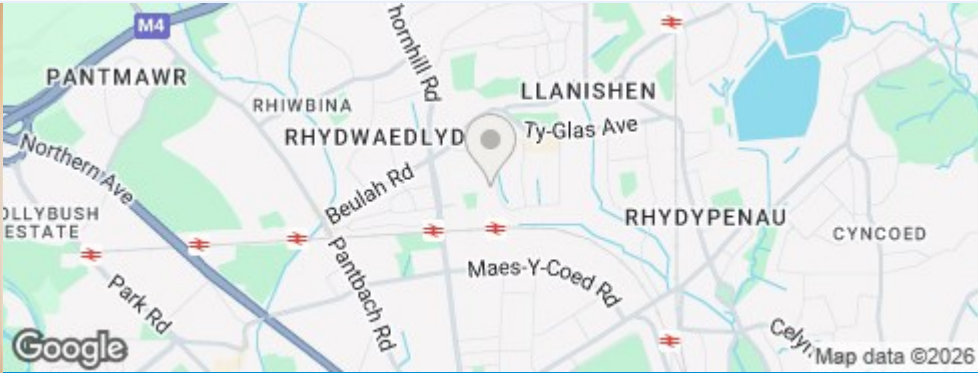


**4 BEDROOM DETACHED**  
**TOTAL FLOOR AREA : 138.5 sq.m. (1490 sq.ft.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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



**CONTACT**  
sales@thomashwood.com  
02920 626 252  
thomashwood.com

**WHITCHURCH BRANCH**  
14 Park Road,  
Whitchurch  
CF14 7BQ

**RADYR BRANCH**  
5 Station Road,  
Radyr, Cardiff  
CF15 8AA