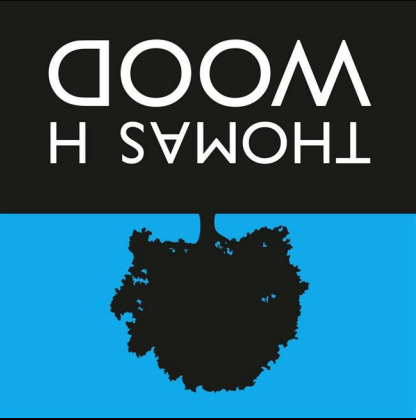


3 BEDROOM DETACHED
TOTAL FLOOR AREA : 113.7 sq.m. (1224 sq.ft.) approx.
We have worked to ensure the accuracy of the floorplan and measurements. All dimensions are approximate and should be used as a guide only. No liability is accepted for any errors or omissions. The floor plan is for information only and should not be used for any other purpose. The floor plan is for information only and should not be used for any other purpose. The floor plan is for information only and should not be used for any other purpose.

Energy Efficiency Rating	
Potential	Current
85	74
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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8 Llandinam Crescent,
Gabalfa, Cardiff
CF14 2RB

£365,000
House - Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1224.00 sq ft

Current EPC Rating - C74

Potential EPC Rating - B85



A beautifully presented, three double bedroom detached family home, ideally located on Llandinam Crescent in Llandaff North. The current owners have maintained the property to a very high standard and is offered for sale in excellent order throughout and with no onward sale. Moments away from the picturesque Taff Trail and the easy links to Cardiff City Centre. This exciting opportunity briefly comprises; entrance hall with cloakroom, a through lounge/dining room, fitted kitchen and integral garage with access from the property. To the first, there are three double bedrooms with master bedroom ensuite and a modern family bathroom. Generous front and rear gardens, plus a single garage, complete this lovely home. Viewings are highly recommended.

HALLWAY

Via UPVC glazed door to hallway. With carpeted floor, painted walls and textured ceiling with coving. Door to;

CLOAKROOM

1.03m x 1.41m (3'4" x 4'7")

Linoleum floor, painted walls, low level WC and wash hand basin. UPVC window and radiator panel.

LOUNGE

3.42m x 4.05m (11'2" x 13'3")

A generous reception room with carpeted floor, painted and papered walls and textured ceiling with coving. Feature electric fire and surround. Open to;

DINING ROOM

2.91m x 3.36m (9'6" x 11'0")

Carpeted floor, painted and papered walls and textured ceiling with coving. Radiator panel and sliding doors to the conservatory. Door to the kitchen.

CONSERVATORY

3.28m x 2.90m (10'9" x 9'6")

Tiled floor, UPVC windows and French doors. Power sockets and polycarbonate roof.

KITCHEN

3.01m x 3.5m (9'10" x 11'5")

A range of wall and base units and contrasting worksurface and tiled splashback. 1 ½ stainless steel sink and drainer with chrome mixer tap. Integrated fridge/freezer and dishwasher. Four ring gas hob, extractor hood over and double electric oven. UPVC window and door to rear. Ample space for dining table and chairs.

LANDING

Via carpeted staircase to landing. UPVC window to stairwell. Airing cupboard with hot water cylinder. Loft access.

MASTER BEDROOM

3.27m x 3.38m (10'8" x 11'1")

A generous master bedroom with carpeted floor, painted walls and textured ceiling. UPVC window with fitted blind and radiator panel. Fitted wardrobes to recess, door to;

EN-SUITE SHOWER ROOM

2.30m x 1.49m (7'6" x 4'10")

Laminate floor and tiled walls. Low level WC, pedestal wash hand basin and shower enclosure with chrome mixer. UPVC window and towel radiator.

BEDROOM TWO

3.30m x 3.63m (10'9" x 11'10")

Carpeted floor, painted walls and textured ceiling. UPVC window blind and radiator panel. Fitted wardrobes and chest of drawers.

BEDROOM THREE

2.69m x 3.84m (8'9" x 12'7")

Carpeted floor, painted walls and textured ceiling. UPVC window and radiator panel. Fitted wardrobes to recess.

BATHROOM

2.67m x 1.75m (8'9" x 5'8")

Modern three-piece suite with linoleum floor and tiled walls. Panelled bath with chrome mixer shower, pedestal wash hand basin and low-level WC. UPVC window and towel radiator.

OUTSIDE

FRONT GARDEN

A welcoming frontage with block paved driveway and gravel borders. Gate to rear garden.

REAR GARDEN

A generous rear garden with laid patio to lawn area. Timber perimeter fencing and gate to the front.

GARAGE

2.49m x 5.63m (8'2" x 18'5")

Up and over door. Lighting and power.

TENURE

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

COUNCIL TAX

Band E

