



Meadowlands, 47 Llantrisant Road  
Llandaff, Cardiff, CF5 2PU

Watts  
& Morgan



# Meadowlands, 47 Llantrisant Road

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**Guide price: £1,450,000 Freehold**

7 Bedrooms | 5 Bathrooms | 5 Reception Rooms

A significantly extended family home in this much sought-after location within one of Cardiff's most popular suburbs. The most thoughtfully considered, family friendly accommodation features: lounge looking out over rear garden, sitting room, dining room, family room, kitchen/breakfast room and garden room giving direct access to a broad paved patio and garden. Also ground floor cloakroom, utility room and store room coupled with cellar storage space. To the first floor: principal bedroom with walk-in wardrobe and en suite shower room; two additional en suite bedrooms, four further bedrooms, family bathroom and shower room. Sweeping in and out driveway with plenty of parking together with large garage. Enclosed, private and sheltered south-facing garden to the rear including flagstone paved terrace leading, in turn, onto a larger lawn.



## Directions

Cowbridge Town Centre – 12.0 miles

Cardiff City Centre – 3.4 miles

M4 Motorway – 4.9 miles

Your local office: Cowbridge

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## Summary of Accommodation

### About the property

Meadowlands is an extremely sizeable, detached property that must be viewed for the scope of its thoughtfully extended accommodation to be fully appreciated. It provides for a great family residence yet offering considerable further potential to further alter if ever required. An entrance porch from the driveway leads into a central, galleried hallway from which wood block flooring extends into the family room and through to the sitting room; a staircase leads to the first floor bedrooms. The property has a great array of reception rooms offering exceptional flexibility for family living. A family living room looks to the front elevation while a more formal lounge, to the rear of the property, looks out over / opening onto the garden. It includes a staircase leading down to a cellar storage space. Dining room, like the family lounge, is positioned to the rear of the property with a floor-to-ceiling sliding door to the garden; it links to the adjacent kitchen/breakfast room. This luxurious room features a solid wood shaker-style kitchen from Leekes with granite work surfaces throughout and providing a most comprehensive range of storage. Appliances to remain include: a "Rangemaster" range cooker, a built in 'Neff' microwave and separate oven/grill, a fully integrated dishwasher, fridge and freezer. A freestanding American style fridge/freezer with units surrounding is also to remain. Linking from the kitchen is a garden room, a great space from which to enjoy the southerly aspect and views out over the rear garden. Leading back from the garden room is a neatly fitted utility area with space/plumbing for washing machine and providing much additional storage; a second, separate door leads from here to the front driveway.

To the first floor, the property provides seven bedrooms in total, this area having been extended and now offers: a principal bedroom suite including contemporary shower room and walk-in wardrobe. Two guest bedrooms are also en suite. The four further bedrooms are all generous in size and all share use of both the family bathroom and the separate shower room/WC.

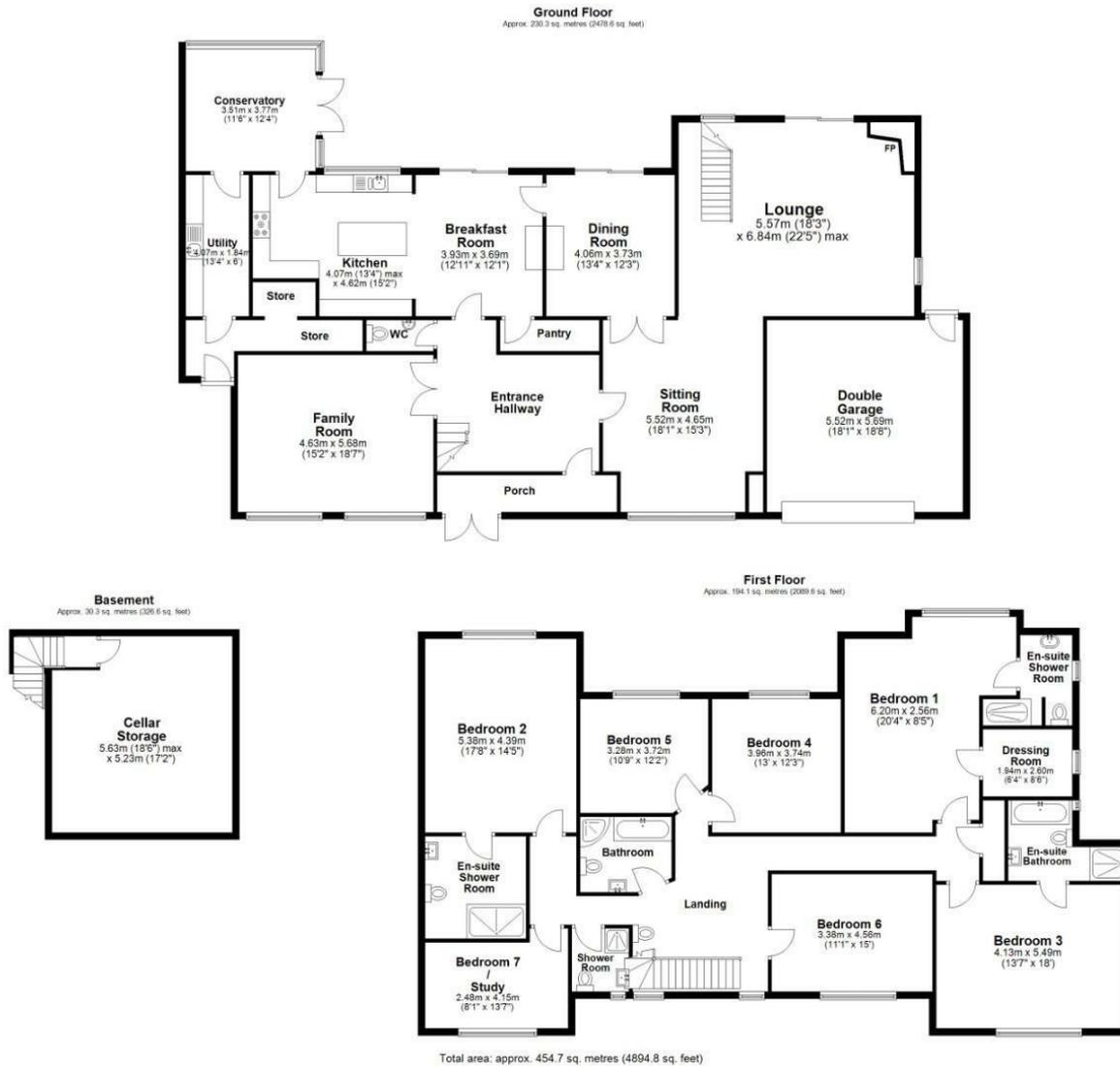


### Additional information

Freehold. All mains services connect to the property. Gas-fired central heating. Council Tax: Band I  
To be sold with no ongoing chain.

## Garden & Grounds

Fronting onto Llantrisant Road, Meadowlands occupies a great location close to Llandaff Village. A sweeping in and out driveway is set back via a deep pavement and grass verge frontage, and screened from the same by mature hedging. It offers ample room for a number of cars to park. The block paving continues to the principal entrance doorway while a remote controlled roller shutter door leads into the garage. The rear of the property enjoys a fine southerly aspect and offers a great degree of privacy, being screened by mature trees and shrub borders. An extensive flagstone paved terrace is overlooked by the kitchen and accessed from the kitchen/breakfast room and features steps leading down to a second patio seating area, neatly positioned to one corner of the garden – ideal for barbecues and alfresco entertaining. Paving extends in turn to a considerably larger area of lawn enclosed by walling/fencing and screened by mature trees and shrubs.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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>	66	77
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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