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MR HOMES
SALES & LETTINGS



The Chantry
Llandaff
Cardiff

Asking Price £625,000 Freehold

The Chantry Llandaff, Cardiff, CF5 2NN

Overview

- Detached Family Home
- Sought After Location
- Private Cul-De-Sac
- Four Reception Rooms
- Kitchen Breakfast Room & Utility Room
- Master bedroom With Ensuite Bathroom
- Four Further Bedrooms
- Shower Room & Cloakroom
- Garage & Drive
- No Onward Chain

MR Homes Estate Agents act for clients looking to sell their much loved family home situated in The Chantry, a quiet cul-de-sac located Llandaff, a highly sought after location in Cardiff CF5. The historical village of Llandaff is approximately three miles northwest of Cardiff. Bishop of Llandaff High school is with easy reach and both The Cathedral School and Howells Schools are also in the vicinity. Llandaff Cathedral dates to the 12th century and the town itself dates to the 1600's. Llandaff High Street is under a mile from the residence with its range of amenities and shops, and there are constant bus and train services which lead you to a range of destinations. This wonderful executive style house has an abundance of space and is a home that a buyer can really put their own stamp on and enjoy for many years to come. There is an excellent community in the cul-de-sac and a friendly environment to live and come together with.

The accommodation comprises of an open front garden with a drive for multiple cars and direct access to the garage, entrance porch, Hallway, spacious sitting room, breakfast room, dining room, sun room, spacious kitchen, cloakroom, utility room, master with ensuite bathroom, four further bedrooms, family bathroom and a wonderful sunny mature rear garden. To secure your viewing on the launch day please contact MR Homes on 02920 204 555

EPC Rating = C. Council Tax Band = G.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Porch 7' 10" x 6' 4" (2.39m x 1.94m)

Double glazed windows to two sides and door, laminate flooring, door to

Entrance Hallway 16' 3" x 7' 1" (4.96m x 2.15m)

Original door with frosted glass panel and matching side panel window, coving to ceiling, stairs with balustrade and fitted carpet to first floor, wall mounted radiator, fitted carpet, doors to

Cloakroom 5' 6" x 2' 0" (1.67m x 0.61m)

Low level flush wc, wall mounted hand wash basin, fully tiled

Dining Room 8' 3" x 20' 3" (2.51m x 6.18m)

Double glazed window to front, coving to ceiling, centre rose, 2 pendant spotlights, large storage cupboard, wall mounted radiator, fitted carpet, power points

Sitting Room 19' 7" x 12' 6" (5.97m x 3.80m)

Double glazed window to rear, coving to ceiling, electric fireplace with hearth and ornate surround, wall mounted radiator, fitted carpet, tv and power points, open to

Breakfast Room 9' 6" x 10' 7" (2.90m x 3.22m)

Double glazed sliding patio doors lead into the sunroom, coving to ceiling, wall mounted radiator, fitted carpet, power points

Sunroom 11' 4" x 5' 5" (3.46m x 1.64m)

Double glazed windows to two sides and door into garden, wall mounted radiator, power points

Kitchen Breakfast Room 17' 11" x 9' 7" (5.46m x 2.92m)

Double glazed window and door to rear. With a range of wall mounted and floor base units and drawers, work surfaces over, inset ceramic sink, mixer tap and drainer, splash backs. Space for range cooker with 5 rings, grill and ovens, dish washer and fridge freezer. Wall mounted combination Valliant combination boiler. Wall mounted radiator, tiled floor, power points

Master Bedroom 13' 11" x 12' 9" (4.23m x 3.88m)

Double glazed window to front, coving to ceiling, built in wardrobes, wall mounted radiator, fitted carpet, tv and power points, door to

Ensuite Bathroom 6' 8" x 7' 5" (2.04m x 2.27m)

Frosted double glazed window to side. A suite to include a panel enclosed bath with mixer tap and mains fed rainfall power shower over, glass screen. Vanity hand wash basin, bidet, close coupled wc, wall mounted heated towel rail, fully tiled

Bedroom Two 10' 11" x 13' 1" (3.33m x 4.00m)

Double glazed window to front, built in wardrobe, and shelves, wall mounted radiator, fitted carpet, power points

Bedroom Three 8' 11" x 12' 6" (2.73m x 3.80m)

Double glazed window to rear, coving to ceiling, built in wardrobes and drawers, wall mounted radiator, fitted carpet, power points

Bedroom Four 8' 11" x 8' 7" (2.73m x 2.62m)

Double glazed window to rear, coving to ceiling, wall mounted radiator, fitted carpet, power points

Bedroom Five

8' 11" x 7' 10" (2.71m x 2.40m)

Double glazed window to rear, coving to ceiling, wall mounted radiator, fitted carpet, power points

Shower Room 7' 7" x 5' 5" (2.32m x 1.66m)

Frosted double glazed window to side. To include a walk in tiled cubicle rainfall power shower and handheld attachment, vanity hand wash basin with storage under, close coupled wc, wall mounted radiator, fully tiled

Garden

The wonderful mature and sunny rear garden is an outside space to enjoy all year around. From either the kitchen or sun room you walk onto a spacious patio area with steps to an elevated lawn/play area with flower beds and shrub borders, gate provides access to the front

Garage

34' 2" x 8' 6" (10.41m x 2.58m)

Located to the right hand side of the building, with an electric up roller shutter, lighting and power, door to

Utility Room

7' 1" x 8' 0" (2.16m x 2.43m)

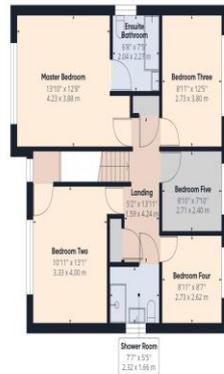
Window to rear and door into garden. Wall mounted sink and plumbing for washing machine



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0 Building 1



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Approximate total area⁽¹⁾

2136.41 ft²
198.48 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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CARDIFF WEST

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