

hrt
herbert r thomas

14 West Orchard Crescent

Llandaff

Cardiff

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14 West Orchard Crescent

Asking price **£690,000**

A refurbished and greatly improved, Four-bedroom semi-detached bay fronted period property, presented to the most stylish high-quality finish throughout.

Stylish and beautifully presented, Bay fronted period property

Refurbished and greatly improved by the current owners

Well, proportioned living and bedroom accommodation

Lounge, dining room, impressive kitchen and ground floor cloakroom

Four bedrooms to 1st floor and family bath/shower room

Highly sought after location

Beautiful enclosed mature south facing garden

Off-road parking and detached workshop

Viewings highly recommended





This well proportion four bedroom semi-detached bay fronted family home, has been renovated and greatly improved by the current owners. It is situated in a highly sought-after, peaceful suburb with excellent commuting options into the city centre.

The stylish well appointed accommodation, which retains a wealth of original character features briefly comprises: An ENTRANCE PORCH which leads via original leaded and stain glass panel door flank by matching side panels into the entrance hall. The HALL has exposed herringbone wood block flooring which continues throughout the ground floor. Stairs rise to the first floor with under stairs cloakroom below. The LOUNGE with bay window to front aspect has fitted plantation shutters. It is a generous reception room with bespoke base cupboards and

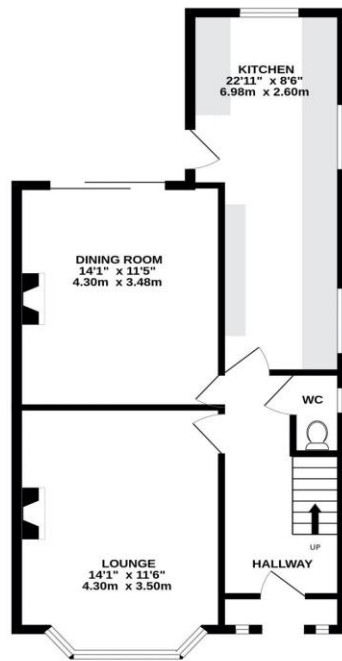
shelving units within recesses flanking a feature fireplace. The DINING ROOM also with feature fireplace, has tall bifold doors giving access and views into the rear garden. The impressive triple aspect KITCHEN which measures 23' long, offers an extensive range of handleless, matt, slate grey coloured units with complementing stone works surfaces. Integrated double oven, Induction hob with contemporary cooker hood over, Dishwasher, Washing machine and space and plumbing for American style fridge/freezer.

The first floor landing with stained glass panel window to side, gives access to the bedroom accommodation. Bedrooms one and two, are both generous size double bedrooms. BEDROOM ONE has a bay window to front aspect with plantation shutters. BEDROOM TWO is

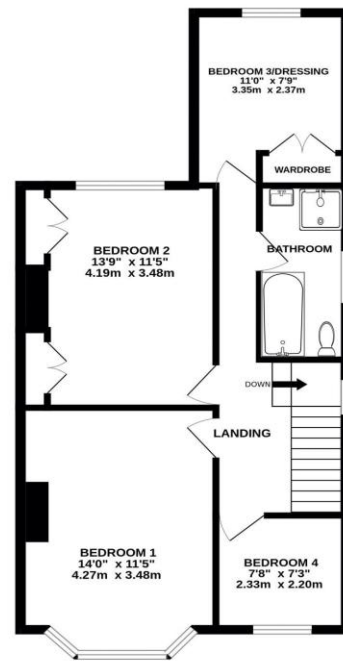
located at the rear of the house with Views over the garden and benefits from built-in wardrobe cupboards. BEDROOM THREE is currently used as a dressing room, And has a fitted range of wardrobe units, one of which houses the central heating boiler. Bedroom floor is a single bedroom at the front of the house which is currently used as a home office. The FAMILY BATHROOM has a white four piece suite comprising panel bath, shower cubicle with mains shower fitted, Low-level WC And sink unit with storage below.

Outside To the front of the property is a forecourt garden. Parking on side driveway for three vehicles. The original single garage has been converted into a WORKSHOP with glazed French doors leading into the garden, It benefits from power and lighting and is an ideal space for those working from home. The enclosed mature south facing rear garden, has an abundance of tree and flower specimens. A paved patio extends from the rear of the property with steps down to a lawned garden divided by well stocked shrub and flower borders. There are further paved and decked sitting areas.

GROUND FLOOR
613 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.





Directions

From Cardiff city centre drive along Cathedral Road, travel through Pontcanna. Proceed through the traffic lights onto Pencisely Road. Take the final left onto West Orchard Crescent before the traffic the lights. Proceed down the road where no.14 will be found on the left hand side.

Tenure

Freehold

Services

All Mains Services & Metered
Council Tax Band G
EPC Rating

Viewing strictly by
appointment through
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

