

**FOR SALE**

£775,000 Freehold



## 2 The Chantry, Llandaff, Cardiff. CF5 2NN

- ULTIMATE LLANDAFF PROPERTY - GREATLY EXTENDED 4-BED EXECUTIVE FAMILY HOME (PREV 5 BEDS) OVER 2333.00 SQ FT
- CLOSE TO EXCELLENT SCHOOLS LLANDAFF CITY CHURCH - BISHOP OF LLANDAFF & THE CATHEDRAL SCHOOL
- EXCLUSIVE PRIVATE CUL-DE-SAC OFF PWLLMELIN ROAD
- 2 MINS WALK TO FAIRWATER TRAIN STATION
- EXTENDED KITCHEN/BREAKFAST (SIGMA 3) DINING & SITTING ROOM with FULL GLASS REAR DOORS TO GARDEN
- EXTENDED (SIGMA 3) UTILITY ROOMS & BOOT ROOM
- IN & OUT MULTI-VEHICLE PRIVATE DRIVEWAY
- 2x LARGE SEPARATE RECEPTION ROOMS TO FRONT
- MASTER BEDROOM with EN-SUITE & AN EXTENDED FAMILY BATH & SHOWER ROOM
- GALLERY LANDING



## PROPERTY DESCRIPTION

WELCOME TO THE CHANTRY, LLANDAFF, AN EXCLUSIVE PRIVATE CUL-DE-SAC, TUCKED AWAY OFF PWLLMELIN ROAD NEAR THE HISTORIC VILLAGE OF LLANDAFF - BEYOND THE MULTI-VEHICLE PRIVATE DRIVEWAY IS THIS FANTASTIC EXTENDED FAMILY HOME OFFERING BRIGHT & SPACIOUS ACCOMODATION OVER 2333.00 SQ FT WITH AN EYE CATCHING OPEN-PLAN KITCHEN/BREAKFAST (SIGMA 3) DINING & SITTING ROOM UNSURPASSED IN THIS AREA. TENURE: FREEHOLD. (NO CHAIN)MR HOMES Offer FOR SALE with No Ongoing Chain this Beautiful & Spacious Family Home comprising in brief; Welcoming Porch Entrance, Opens to the Inviting Hallway, Cloakroom, 2x Large Separate Reception Rooms to Front, An Open-Plan & Extended Kitchen/Breakfast/ (Sigma 3) Dining & Sitting Room with Full Width Glass Doors Receiving Plenty of Natural Light, Extended (Sigma 3) Utility Rooms, Boot/Storage Room, Solid Wooden Staircase with Quality Fitted Carpet leads up to the Gallery Landing, Hatch to the Insulated & Part Boarded Loft with Light via Attached Ladders, Master Bedroom with 4-Piece En-Suite, Bedroom 2 (Previously 2 Bedrooms), Bedroom 3, Bedroom 4, (All with Fitted Wardrobes), & an Extended 4-Piece Family Bath & Shower Room with Twin Wash Hand Basins. To the Front is an Attractive Front Garden and a Multi-Vehicle In 'n' Out Private Driveway. The Landscaped & Private Rear Garden is Enclosed for Privacy. Outside Lighting, PowerPoints & Tap. A Mixture of Aluminium Frame & uPVC Double Glazing Windows & Doors, Gas Central Heating Powered by a Comb-Boiler. EARLY VIEWING IS VERY HIGHLY RECOMMENDED.360 VR Tour Link > <https://tour.giraffe360.com/thechantry2ap> EPC Rating = C. Council Tax Band = G. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.\*\*\* Prime Location \*\*\* The property offers easy access to a number of local amenities, schools, parks and excellent transport links.\*\*Under Section 21 of the Estate Agents Act 1979 we hereby declare a connected person of Mr Homes Estate Agents Ltd has a personal interest in the sale of this property.\*\*To submit your offer, please visit: Make an Offer ([mr-homes.co.uk](http://mr-homes.co.uk)) or call the Branch and speak to a member of the Sales TeamFREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4WWW.MR-HOMES.CO.UK



## ROOM DESCRIPTIONS

### Entrance Porch

Enter via Composite Door, LVT Flooring, Radiator, Inset Spotlights to Ceiling, Opens to the Hallway.

### Hallway

LVT Flooring cont'd, Understair Storage Cupboard, Coving to Ceiling, Doors to; Cloakroom, Games/Play Room, Home Office/Study, Boot Room, and Opens to the Extended Kitchen/Breakfast/ Dining & Sitting Room, Staircase to the First Floor Gallery Landing.

### Cloakroom/W.c

LVT Flooring cont'd, Fully Tiled Walls, Close-Coupled W.c, Wash Hand Basin with Mixer Tap, Ceiling Mounted Electric Extractor Fan.

### Games/Play Room - Reception Room 2

Laminate Flooring, 2x uPVC D/g Windows to Front, 2x Radiators, Coving to Ceiling.

### Home Office/Study - Reception Room 3

Laminate Flooring, uPVC D/g Window to Front, Radiator. Double Doors to;

### EXTENDED Kitchen/Breakfast (Sigma 3)/ Dining & Sitting Room - OPEN-PLAN

Brand New Sigma 3 Fitted Kitchen/Breakfast Room, LVT Flooring cont'd, A Range of Wall and Base Units, with Quartz Work Tops and Matching Upstands, Inset Spotlights, 2x Dishwashers, Space for a Double Width Range Style Gas/Electric Cooker with Calacatta Gold Quartz Splashback and Extractor Fan Over, Corner Pantry, Inset Spotlights to Ceiling.  
Central Island/Breakfast Bar with Quartz Work Top, Inset Spotlights, Inset Sink with Stainless Steel Gun Finish Mixer Tap with Quooker Tap and Food Waste Disposal Unit, Integral Bin Store, Dishwasher & Wine Cooler, Base Cupboards and a Double PowerPoint & Feature Pendant Hanging Lights Over.

Seating & Dining Area: Media Wall with Inset Feature Fireplace, Inset Shelving to Sides, 3x Vertical Bar Radiators, Coving to Ceiling, Inset Spotlights to Ceiling, Central Column with a Double PowerPoint, 2x Velux Skylights, Aluminium Frame D/g Sliding Doors to Rear Garden, Aluminium Frame D/g Door to Extended Utility Room.

### Utility Room - Extended

LVT Flooring cont'd, Matching Wall & Base Units with Composite Worktops Over, Matching Upstands, Composite Sink & Mixer Tap Over, Plumbed for 2x Washing Machines & Space for Tumble-Dryer, Vertical Bar Radiator, Combi-Boiler Housed in Wall Cupboard.

### Utility Room - Extended (Cont'd)

LVT Flooring cont'd, Matching Wall Units and a Base Unit with Seating Over and Coat Hooks Above, Aluminium Frame Door to Kitchen/Breakfast/ Dining & Sitting Room, Aluminium Frame Sliding D/g Door to Rear Garden.

### First Floor Gallery Landing

Quality Fitted Carpet to Staircase & Gallery Landing, uPVC D/g Window to Front, Radiator, Hatch to Insulated & Boarded Loft via Attached Ladders.

### Master Bedroom with En-Suite Bath & Shower Room

Master Bedroom:- Laminate Flooring, uPVC D/g Window to Front, Radiator, Fitted Wardrobes, Wall Mounted Air Conditioning Unit, Opens to the En-Suite

En-Suite:- LVT Flooring, Square Bath with Mixer Tap & Attached Shower, Walk-In-Shower Cubicle with Mixer Shower & Rainfall Shower Head, Extractor Fan Above, Wash Hand Basin with Chrome Mixer Tap Set In Vanity Cupboard, Close-Coupled W.c, Chrome Ladder/Towel Radiator, uPVC Obscured D/g Window to Side, 2nd Ceiling Mounted Extractor, Inset Spotlights to Ceiling, Fully Tiled Walls.

### Bedroom 2

Quality Fitted Carpet, 2x uPVC D/g Windows to Rear, Radiator, Fitted Wardrobes, Wall Mounted Air Conditioning Unit.

### Bedroom 3

Quality Fitted Carpet, uPVC D/g Window to Front, Radiator, Fitted Wardrobes.

### Bedroom 4

Quality Fitted Carpet, uPVC D/g Window to Rear, Radiator, Fitted Wardrobes.

### Family Bath & Shower Room

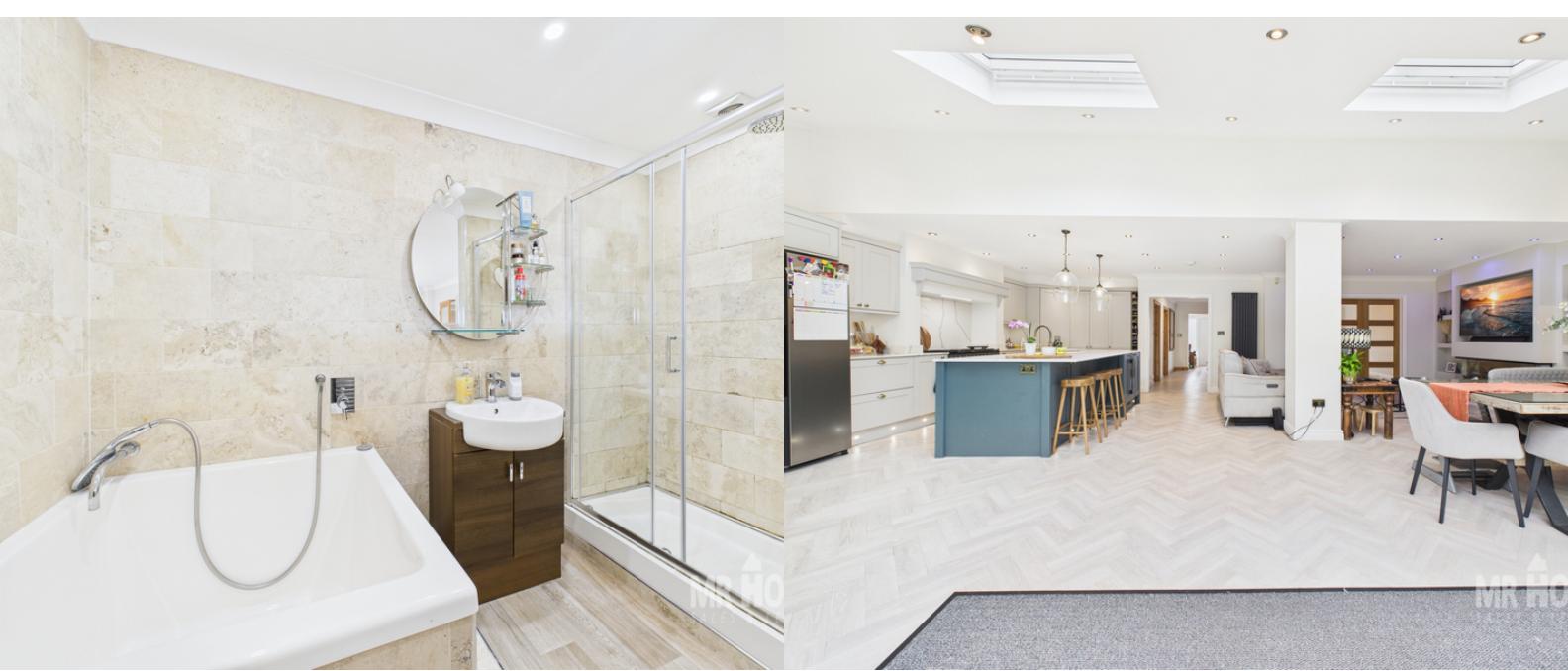
Tiled Flooring, Freestanding Cast-Iron Bath, Ceiling Mounted Extractor Above Walk-In-Shower Cubicle with Mixer Shower and Dual Rainfall & Handheld Shower Heads, Twin Wash Hand Basins with Chrome Mixer Taps Over, Close-Coupled W.c, Chrome Ladder/Towel Radiator, uPVC Obscured D/g Window to Side, Fully Tiled Walls, Inset Spotlights to Ceiling.

### Front Garden - Low-Maintenance

Paved with Laid Slate Chippings and Curved Hedgerow with Mature Tree Centre, Border with Laid Slate Chippings and Planted Shrubs. Wall Mounted Welcome Sensor Lights, Lockable Side Gate Access to Rear Garden.

### Landscaped Private Rear Garden \_Enclosed

Natural Stone Patio with Astroturf Centre & Brick Border, Raised Brick Seating to Rear & Sides with raised Flower Bed Bordering. Outside Sensor Lighting, Outside PowerPoints & Outside Tap. Enclosed with Tall Hedgerow for Privacy.



## MATERIAL INFORMATION

**Council Tax:** Band G

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

**EPC Rating:** C (69)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?**

No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

### Mobile Signal

4G excellent data and voice, 5G great

### Construction Type

Standard Brick Construction

### Existing Planning Permission

Granted

### Coalfield or Mining



