

FOR SALE

Guide Price From: £650,000 Freehold



mr  
homes

## Rookwood Avenue, Llandaff, Cardiff. CF5 2NP

- IMMACULATE & EXTENDED 4-BED FAMILY HOME
- QUIET CUL-DE-SAC LOCATION IN LLANDAFF
- TRADITIONAL DOUBLE-BAY FRONTED PROPERTY
- OCCUPIES A GENEROUS SIZE PLOT
- OPEN-PLAN MODERN LIVING
- HERRINGBONE WOOD FLOORING
- CLOAKROOM/DOWNSTAIRS W.C
- SOUTH-EAST FACING REAR GARDEN with ROOF COVERED BBQ/SEATING AREA
- LARGE PAVED DRIVEWAY & GARAGE
- TENURE: FREEHOLD



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## PROPERTY DESCRIPTION

\*\*\* NO CHAIN \*\*\* Guide Price From: £650,000 \*\*\* PRICED TO SELL QUICKLY - A TRADITIONAL DOUBLE-BAY FRONTED 4-BED EXTENDED FAMILY HOME - QUIET CUL-DE-SAC LOCATED WITHIN WALKING DISTANCE OF LLANDAFF VILLAGE - EXCELLENT TRANSPORT LINKS & CATCHMENT TO DESIRABLE SCHOOLS - OPEN-PLAN MODERN LIVING - HERRINGBONE WOOD FLOORING - WOOD BURNING STOVE - CLOAKROOM/DOWNSTAIRS W.C - LARGE PAVED DRIVEWAY - LANDSCAPED GARDENS - SOUTH-EAST FACING REAR GARDEN with ROOF COVERED OUTDOOR SEATING AREA - GARAGE - TENURE: FREEHOLD.

MR HOMES are very pleased to Offer FOR SALE this Extended 4-Bedroom Semi-Detached Family Home, Located in the heart of Llandaff, Rookwood Avenue is a 1389 square-foot, two-storey residence perfect for a family.

EPC Rating = C. Council Tax Band = F.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



# ROOM DESCRIPTIONS

## SUMMARY

The ground floor offers an open concept living/dining/kitchen area with a cozy fireplace, a fully-equipped kitchen, a spacious living room also equipped with a fireplace, and a convenient W.c for guests. Walk up the stairs to the first floor where four spacious bedrooms await, along with a well-maintained bathroom filled with an abundance of natural light. Additionally, The property also includes a separate garage providing added convenience and storage space, a large paved driveway which holds multiple vehicles. With its inviting floor plan and prime location, this is an opportunity you won't want to miss

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/rookwoodavenue13ap>

EPC Rating = C. Council Tax Band = F.

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. 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 Team

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## Entrance Hallway

Entered Via Composite Door With Obscure D/g Pane To Side, Original Herringbone Woodblock Flooring, 22 x 3 Column Bar Radiator, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Wall Mounted Alarm Panel, Aluminium Frame Obscure D/g Window To Side, Door To Understair Storage Cupboard Housing Electric RCD Consumer Units And Gas Meter, Doors To Living Room, Cloakroom/Downstairs W.c. And Extended Kitchen/Diner/Sitting Room.

## Cloakroom/Downstairs W.c.

Original Herringbone Woodblock Flooring Continued, Close Coupled W.c., Wall Mounted Wash Hand Basin With Chrome Mixer Tap Over, Chrome Ladder/Towel Radiator, Aluminium Frame Obscure D/g Window To Side, Fully Tiled Walls, Plastered Ceiling, Inset Spotlights To Ceiling On A Sensor.

## Living Room

Herringbone Woodblock Flooring, Aluminium Frame Obscure D/g Bay Window To Front, Open Fireplace, 22 x 3 Column Bar Radiator, Plastered Walls And Plastered Ceiling, Inset Speakers To Ceiling, Fixed Shelving To Recesses.

## Extended Kitchen/Diner/Sitting Room

Ceramic Tile Floor, Matching Wall And Base Units, Real Wood Surfaces Over, Stainless Steel Sink With Quarter Bowl And Drainer With Mixer Tap Over, Integrated Appliances Include: Hotpoint Dishwasher, 5 Ring Induction Hob, 2 x Hisense Fan Assisted Electric Ovens With Extractor Hood Over, Integrated Whirlpool Coffee Maker, Integrated Microwave Oven, Pull-Out Bin Store Within Wall Units, Space For American Style Fridge Freezer, Plumbed for Washing Machine, Aluminium Frame D/g Window To Side, Open-Plan To Sitting Room Which Has, Ceramic Tile Floor Continued, Wood Burning Stove, Inset Spotlights To Ceiling, 20 Bar Vertical Modern Radiator, Open-Plan To Dining Area Which Has: Ceramic Tile Floor Continued, 4 x Bi-Fold Doors To Rear Garden, Inset Spotlights To Ceiling, 20 Bar Vertical Modern Radiator.

## Staircase/First Floor Landing

Fitted Carpet To Stairs And Landing,

Aluminium Frame D/g Window To Side, Plastered Walls And Plastered Ceiling, 17 x 3 Column Bar Radiator, Doors To Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4 And Family Bathroom.

## Bedroom 1

Fitted Carpet, 17 x 3 Column Bar Radiator, Aluminium Frame D/g Bay Window To Front, Plastered Walls And Plastered Ceiling, 2 x Doors To Fitted Wardrobe.

## Bedroom 2

Laminate Flooring, 20 Bar Vertical Modern Radiator, Aluminium Frame D/g Window To Rear, Plastered Walls And Plastered Ceiling, 3 x Sliding Doors To Fitted Wardrobes, Ceiling Mounted Speaker System, Ceiling Mounted Extractor Fan.

## Bedroom 3

Laminate Flooring, Aluminium Frame D/g Window To Front, Plastered Walls And Plastered Ceiling, 17 x 3 Column Bar Radiator, Large Hatch To Insulated Loft With Pull-Down Attached Wooden Ladders, Door To Large Airing Cupboard Housing Worcester Greenstar 30CDi Combi-Boiler And Slat Shelving.

## Bedroom 4

Fitted Carpet, Aluminium Frame D/g Window To Rear, 17 x 3 Column Bar Radiator, Plastered Walls And Plastered Ceiling, Fitted Cupboard With Hanging Rails And Custom Fitted Inset Shelving.

## Family Bathroom

Tiled Flooring, Inset Spotlights To Ceiling On A Sensor, Bath With Chrome Mixer Tap And Mixer Shower Over With Rainfall Shower Head And Handheld Shower Hose, Ceiling Mounted Extractor Fan Above, Fixed Glass Shower Screen, His And Her Twin Wash Hand Basins With Chrome Mixer Taps Over Set In Glass Vanity Drawers, Close Coupled W.c., Chrome Ladder/Towel Radiator, Aluminium Frame Obscure D/g Window To Side.

## Front Garden

Attractive Landscaped Front Garden, Laid Lawn, Hedgerow Border With A Range Of Shrubs Bordering, 2 x Large Double Gates Accessing Garage And Rear Garden, Wall Mounted Welcome Lights to the Front Door.

## Large Private (Paved) Driveway To Front

## Rear Garden - SOUTH-EAST FACING

Attractive South East Facing Rear Garden, Patio With 2 Steps To Lawn Area, Which Has A Range Of Plants And Shrubs With Bushes To Borders, Mature Trees, Outside Lights, Outside Tap To Side, Door Into Garage, Outdoor Roof Covered Seating Area With An Inset Barbecue.

## Garage

Up And Over Door, Power And Lighting, Plumbed for Washing Machine, Aluminium Frame Window To Side, Aluminium Frame Double Doors.



## MATERIAL INFORMATION

**Council Tax:** Band F

N/A

**Parking Types:** Driveway. Garage. Off Street. Private. Rear.

**Heating Sources:** Central. Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

**EPC Rating:** C (74)

**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

Floor: Solid, no insulation (assumed)

Roof: Pitched, 300+ mm loft insulation

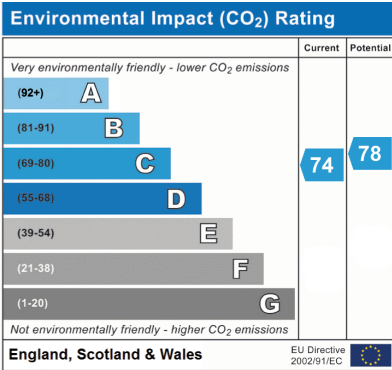
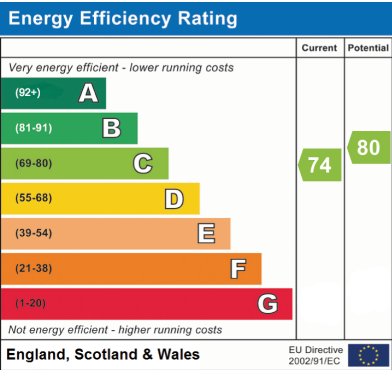
Walls: Cavity wall, filled cavity

Windows: Mostly double glazing

Lighting: No low energy lighting



FLOORPLAN & EPC



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