



**Wyon Close, Llandaff Cardiff CF5 2RN**

**welcome to**

## **Wyon Close, Llandaff Cardiff**

A well-presented four-bedroom detached family home, tucked away in a quiet cul-de-sac in sought-after Danescourt. Occupying the largest plot on the street, the property boasts a landscaped garden, a large driveway with ample off-road parking, and the added benefit of solar panels.

### **Front Garden & Driveway**

The property is approached via a generous block-paved driveway, providing ample off-road parking for multiple vehicles and leading directly to the detached double garage. The front garden is predominantly laid to lawn and complemented by mature shrubbery, decorative planting and established borders, creating an attractive and welcoming first impression.

### **Entrance Porch**

A welcoming entrance porch finished with tiled flooring and wall coverings.

### **Entrance Hall**

A spacious entrance hall with fitted carpeting and a carpeted staircase, creating a warm and welcoming first impression. Benefiting from useful under-stairs storage and a gas radiator.

### **W/C**

Fitted with a WC and hand wash basin, with partially tiled walls, lino flooring, a gas radiator, and a double glazed frosted side window providing natural light and privacy.

### **Reception Room**

14' 1" Max x 13' 7" Max ( 4.29m Max x 4.14m Max )

A well-proportioned lounge featuring fitted carpeting and a large double glazed window to the front aspect, allowing plenty of natural light to fill the room. The lounge benefits from a gas radiator and a working gas fireplace, creating a warm and inviting focal point, ideal for relaxing and entertaining.

### **Dining Room**

12' 9" Max x 11' 3" Max ( 3.89m Max x 3.43m Max )

Carpeted, large double glazed window to front, gas

radiator.

### **Conservatory**

11' 3" Max x 9' 9" Max ( 3.43m Max x 2.97m Max )

A bright and versatile dining room featuring tiled flooring and three double glazed windows that allow for an abundance of natural light. A side access door provides a convenient connection to the garden.

### **Kitchen**

13' 2" Max x 9' 2" Max ( 4.01m Max x 2.79m Max )

A well-appointed kitchen fitted with a range of wall and base units, complemented by tiled flooring and part-tiled walls for ease of maintenance. The room includes a sink with drainer, an electric oven and hob with extractor hood over, and benefits from the inclusion of a fridge freezer and washing machine. The Baxi boiler is also housed within the kitchen. Natural light is provided by double glazed windows to the side and rear aspects, while a door offers direct access to the rear garden.

### **Landing**

A carpeted landing providing access to all first-floor rooms. The space benefits from a useful airing/storage cupboard and loft access, offering additional storage potential. A frosted double glazed side window allows natural light to flood the area while maintaining privacy, creating a bright and welcoming feel.

### **Bedroom One**

13' 5" Max x 11' 9" Max ( 4.09m Max x 3.58m Max )

A generously sized bedroom featuring fitted carpeting and a double glazed window to the front aspect, providing plenty of natural light. The room benefits from fitted mirrored wardrobes, offering excellent storage space, along with a gas radiator for





added comfort.

### **En Suite**

A practical en suite fitted with a shower enclosure and hand wash basin. The room benefits from fully tiled walls, fitted carpeting and a frosted double glazed side window, allowing for natural light while maintaining privacy. A well-presented and functional space, ideal for everyday convenience.

### **Bedroom Two**

11' 1" Max x 10' 9" Max ( 3.38m Max x 3.28m Max )  
A comfortable double bedroom featuring fitted carpeting and a double glazed window overlooking the rear aspect, allowing for good natural light. The room is completed by a gas radiator, providing year-round comfort.

### **Bedroom Three**

10' 5" Max x 9' Max ( 3.17m Max x 2.74m Max )  
A well-proportioned bedroom featuring fitted carpeting and a double glazed window to the front aspect, allowing for good natural light. The room also benefits from a radiator, providing comfort throughout the year.

### **Bedroom Four**

9' 2" Max x 7' 1" Max ( 2.79m Max x 2.16m Max )  
A well-proportioned bedroom featuring fitted carpeting and a double glazed window overlooking the rear aspect, allowing for plenty of natural light. The room also benefits from a radiator.

### **Bathroom**

6' 2" Max x 5' 11" Max ( 1.88m Max x 1.80m Max )  
A well-appointed family bathroom fitted with a panelled bath with shower over, WC and hand wash basin. The room is fully tiled from floor to ceiling, creating a stylish and easy-to-maintain finish. A frosted double glazed side window provides natural light while maintaining privacy, and a gas radiator ensures year-round comfort.

### **Rear Garden**

An enclosed rear garden featuring a lawn and patio area, providing a pleasant space for outdoor dining, entertaining or relaxing. The garden also includes a summer house and greenhouse, offering excellent versatility for leisure and gardening enthusiasts. Convenient access to the garage further enhances the practicality of this attractive outdoor space.

### **Double Garage**

Spacious double garage benefiting from power and lighting.

### **Agents Notes**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## Wyon Close, Llandaff Cardiff

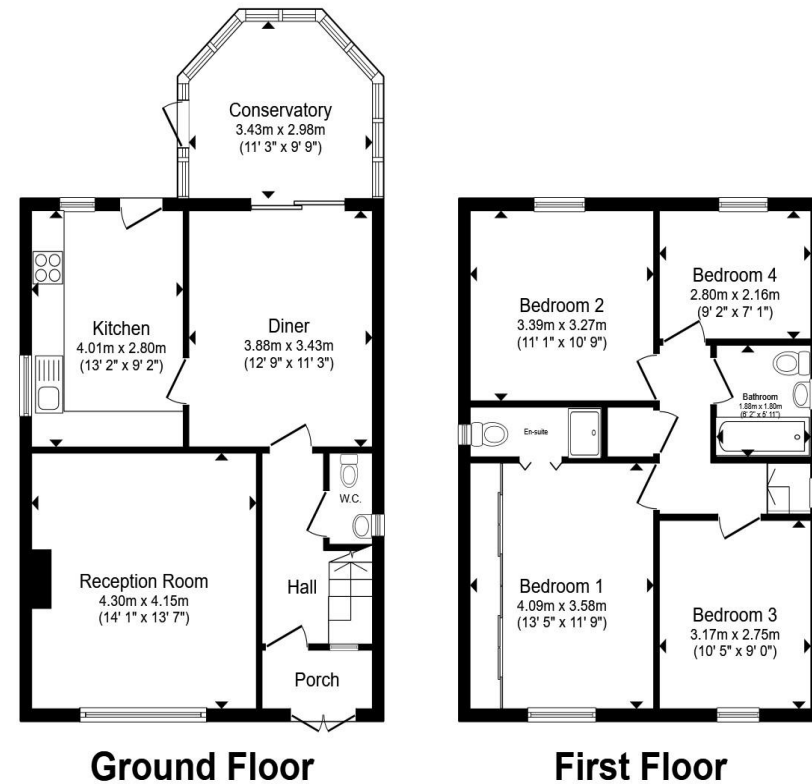
- Four-bedroom detached family home
- Largest plot on the street
- Quiet cul-de-sac location
- Large driveway with ample off-road parking
- Landscaped rear garden and solar panels

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

offers over

**£525,000**



Total floor area 112.7 m<sup>2</sup> (1,214 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref:  
CRP108306 - 0007

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