

Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

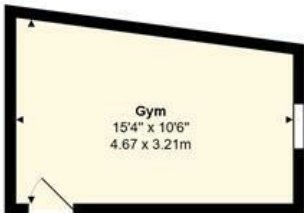


TRISCOMBE DRIVE  
LLANDAFF





28, Triscombe Drive, Llandaff, CF5 2PN



Total Area: 2783 ft² ... 258.6 m²  
All measurements are approximate and for display purposes only





A fantastic detached home that really has the wow factor. There is a lot on offer with this home, spanning approximately 2820 square feet of living accommodation.

Comments by - Mr Julian Preston



## TRISCOMBE DRIVE

LLANDAFF, CF5 2PN - ASKING PRICE - £975,000



5 Bedroom(s)



3 Bathroom(s)



2820.00 sq ft

This impressive detached family residence offers a perfect blend of space, comfort, and modern living. Spanning an expansive 2,820 square feet, the property boasts five well-proportioned bedrooms, one of which is currently utilised as a convenient office, making it ideal for those who work from home. The home features three inviting reception rooms, providing ample space for both relaxation and entertaining. The highlight of the property is undoubtedly the generous 33-foot kitchen/breakfast area, which serves as the heart of the home, perfect for family gatherings and culinary adventures. With three bathrooms, including en-suite facilities, this residence ensures that family life runs smoothly, catering to the needs of a busy household. The property is set within a tranquil neighbourhood, offering a peaceful retreat while still being conveniently located near local amenities. Parking is a significant advantage, with space available for many larger style vehicles and includes an EV charging point, making it ideal for families or those who enjoy hosting guests. This detached house is not just a home; it is a lifestyle choice, providing the perfect environment for family living in a sought-after location. In summary, this remarkable property on Triscombe Drive is a rare find, combining spacious living areas, a modern kitchen, and ample parking, all within a family-friendly setting. It presents an excellent opportunity for those seeking a comfortable and stylish home in Cardiff.

### PROPERTY SPECIALIST

**Mr Julian Preston**  
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Senior valuer





**Entrance Hallway**

5.49m x 1.96m (18' x 6'5")

**Lounge**

5.61m x 4.78m min (18'5" x 15'8" min)

**Kitchen/Breakfast**

10.06m x 3.61m (33' x 11'10")

**Dining Area**

3.71m x 3.40m (12'2" x 11'2")

**Snug**

4.88m x 2.21m (16' x 7'3")

**Utility Room**

3.78m x 1.65m (12'5" x 5'5")

**Boot Room**

2.69m min x 2.26m min (8'10" min x 7'5" min)

**Cloakroom**

1.91m x 1.83m (6'3" x 6')

**Landing**

**Master Bedroom**

5.13m x 3.45m (16'10" x 11'4")

**Dressing Room**

3.73m min x 3.05m;0.61m (12'3" min x 10;2")

**Ensuite**

2.59m x 2.57m (8'6" x 8'5")

**Office**

**Family Bathroom**

3.91m x 3.05m (12'10" x 10')

**Bedroom**

3.35m x 2.77m (11' x 9'1")

**Ensuite**

1.96m min x 1.47m min (6'5" min x 4'10" min)

**Bedroom**

4.67m x 2.74m (15'4" x 9')

**Bedroom**

4.67m x 2.57m (15'4" x 8'5")

**Front Garden & Driveway**

There is a good size driveway which is able to accommodate several larger vehicles and comes with an EV charging outlet. There is a recently installed detached garage with power and lighting.

**Garden**

A westerly facing rear garden orientated perfectly for the afternoon sun. Two composite decking areas with a copper slate tiled patio area. Area laid to lawn with wooden fenced boundaries offering a very high degree of privacy. Raised borders finished with grey slate chippings. Outside security lighting. Area laid with artificial grass. Barbeque cooking area with granite food preparation work tops.

**Gym**

4.67m max x 3.20m max (15'4" max x 10'6" max)

**Garden Room**

**Council Tax**

Band H

**EPC**

Awaiting

**School Catchment**

My English medium primary catchment area is Peter Lea Primary School (year 2024-25)  
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.  
My English medium secondary catchment area is Cantonian High School (year 2024-25)  
My Welsh medium primary catchment area is Ysgol Pencae (year 2024-25)  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.  
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

**Tenure**

We have been advised that the property is Freehold. Your legal representative should confirm this.

**Broadband & Phone Signal**

Broadband speed is up to 1800 Mbps and the mobile phone is likely.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC











