

**Property reference number: - 2206-1615 (CARDIFF)**

Home to a family with 2 children in the 3-12 age group, looking to house-swap in school holidays

**KEY INFORMATION...**

Bedrooms available:-	3 double bedrooms (Max 6 people)
Children welcome?-	Yes all ages are welcome
Pets that live here:-	No pets live here
re-dogs	They are unable to consider a dog staying.



This 4 bedroomed terraced house is situated in the pretty village of Llandaf North, a suburb of Cardiff. Within 5 minutes walk are many good amenities including:- a Co-op, a lovely bakery, a few coffee shops and Hailey Park which has free tennis courts, football and rugby pitches and a wild area to walk around. The Taffs Trail which is a cycling/walking path goes through Hailey Park to Cardiff City Centre, just 30 minutes bike ride away, and Cardiff Bay another 10

minutes. To the other direction is Castell Coch and "you could cycle all the way to Merthyr Tydfil." Although close to the city, Llandaf North doesn't feel like an urban location. It's really quiet and tranquil by the river Taff, and there are many walks to enjoy around the river. Whitchurch village is 15 minute walk away and is full of restaurants and little shops. There are a huge selection of places to go and things to do for all ages in and around Cardiff. (See below and area websites.)

Downstairs of the house is the living room, utility and kitchen/diner looking over the garden: 1<sup>st</sup> floor – 2 double bedrooms, bathroom & study

Attic – Ensuite, another double bedroom.

The enclosed hedged garden is small with paving and astroturf, and there is a table tennis table in the garage which house swappers are welcome to use. There is no actual off-road parking, but spaces are fairly easy to find near the house.

The family attend Eglwys Efengylaidd Gymraeg which is a Welsh Evangelical Church.

[www.cwmpawd.org](http://www.cwmpawd.org) Services are traditional and in Welsh language, but with translation.

More information on their website, (in Welsh but with translation)

Area websites:- [www.visitcardiff.com/](http://www.visitcardiff.com/)

[www.visitwales.com/inspire-me/city-breaks/cardiff-first-timers-your-mini-guide](http://www.visitwales.com/inspire-me/city-breaks/cardiff-first-timers-your-mini-guide)



[www.dayoutwiththekids.co.uk/things-to-do/south-wales/glamorgan-and-cardiff/cardiff](http://www.dayoutwiththekids.co.uk/things-to-do/south-wales/glamorgan-and-cardiff/cardiff)

Sport and Leisure children's play area	Rugby and football field, and excellent sports & leisure facilities in Cardiff. In Hailey Park 2 minutes away or in Whitchurch village 20 minutes away.
Some of your favourite local places of interest or entertainment	Llandaf City Cathedral, Cardiff Castle, Castell Coch, Cardiff Bay, Taffs Trail, Cardiff City Centre, Insole Court, Ogmore beach - 30 minutes drive away on the M4 St Fagans museum - 10 minutes drive Cardiff City Stadium, Principality Stadium, Wales Millennium Centre

