

Bishops Avenue

LLANDAFF, CARDIFF, CF5 2HJ

GUIDE PRICE £575,000

Hern &
Crabtree



Bishops Avenue

No Chain. Rarely Available! Enjoying a prime position on the quiet and ever-popular Bishops Avenue in Llandaff, this handsome detached home presents a rare opportunity to acquire one of the few detached properties on the street. Built in the 1930s, the property has been cherished by the same family for almost 60 years and is now ready for a new chapter.

Offering generous proportions throughout, the home has been extended to provide flexible family accommodation, while still presenting excellent scope for a new owner to update, modernise and personalise to their own style.

The accommodation briefly comprises an entrance hall, spacious lounge, dining room and fitted kitchen to the ground floor. Upstairs are four good-sized bedrooms and a family bathroom.

Outside, the property enjoys a generous, mainly level rear garden with plenty of space for families, gardening or entertaining. To the front, there is off-road parking and a single garage.

Bishops Avenue is located within a stones throw of the ever so popular Insole Court and is within a 10 minute walk to Llandaff High Street where there are plenty of local shops and amenities as well as Llandaff Cathedral and The Cathedral Green. There are very good transport links to and from Cardiff City Centre via train and bus links. There are excellent local primary and secondary schools within walking distance. Internal viewings are an absolute must!



1421.00 sq ft

Entrance Porch

Entered via a pvc front door.

Hall

Entered via a wood door into hallway, coved ceiling, stairs to the first floor with open area beneath, radiator.

Living Room

Double glazed bay window to the front, radiator, coved ceiling, picture rail, fireplace with tiled surround and hearth, herringbone parquet flooring.

Dining Room

Double glazed sliding patio doors to the rear, radiator, picture rail, fireplace with tiled surround and hearth.

Kitchen

Double glazed window to the side, wall and base units with worktop over, stainless steel sink and drainer, space for fridge, space for further appliances, radiator, tiled walls, vinyl floor.

Utility

Single glazed window to the rear, cupboard housing the combination boiler, wood door out to the garden.

W.C

Single obscure glazed window to the side, w.c.

First Floor Landing

Stairs rise up from the hall with wooden handrail.

Bedroom One

Double glazed bay window to the front, radiator, picture rail.

Bedroom Two

Double glazed window to the rear, radiator, built in wardrobes, picture rail.

Bedroom Three (part of the extension)

Double glazed window to the front and rear, radiator, wash hand basin.

Bedroom Four

Double glazed window to the front, radiator, picture rail, access to loft space.

Bathroom

Double obscure glazed window to the side, bath with shower over, w.c and wash hand basin, radiator, coved ceiling, tiled floor.

Garden

Enclosed by brick wall and hedge lawn area, garden shed, access to the garage.

Front

Paved driveway for several vehicles, hedge.

Garage

A single garage with up and over door to the front, power and light.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is G.

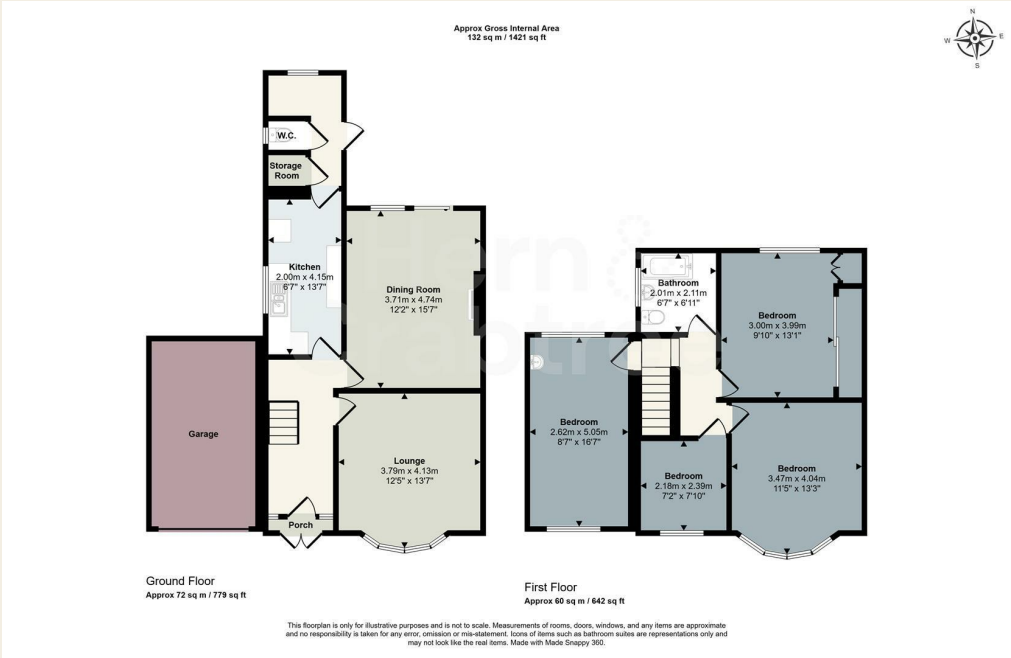
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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



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