

Butleigh Avenue

LLANDAFF, CARDIFF, CF5 1BZ

OFFERS IN EXCESS OF £400,000

**Hern &
Crabtree**



Butleigh Avenue

No Chain! A wonderful, extended, double bay fronted three bedroom end of terrace house perfectly located on the cusp of Llandaff and a stones throw away from Victoria Park, Having been a well loved family home for over 40 years, this property is in need of modernisation but offers excellent potential.

With plenty of charm and character, the accommodation briefly comprises: Entrance Hall, Lounge, Dining/Sitting Room and an extended Fitted Kitchen to the ground floor. To the first floor are Three Bedrooms, and a Family Bathroom. The property further benefits from a fantastic size rear garden as well as lane access to the rear.

Butleigh Avenue is located close to Llandaff and Victoria Park which offer a variety of shops, cafés and restaurants along with reputable schools and easy access to Cardiff City centre. There are very good public transport links to Cardiff. Be quick and book early!



1014.00 sq ft

Entrance Hall

Entered via a composite front door, windows around, coved ceiling, stairs to the first floor with understairs cupboard, radiator, parquet flooring.

Living Room

14'5 x 11'4

Bay window to the front, coved ceiling, gas fireplace, radiator, parquet flooring.

Sitting Room

17'1 x 15'8

Double glazed sliding patio doors to the rear, stone fire surround with wooden mantle, radiator, parquet floor.

Kitchen

15'10 max x 8'7 max

Double glazed window to the rear and the side, double obscure glazed door to the side, kitchen fitted with wall and base units with worktop over, plumbing for a washing machine, stainless steel sink and drainer, laminate flooring.

First Floor Landing

Stairs rise up from the entrance hall.

Bedroom One

14'4 x 8'11

Double glazed bay window to the front, radiator, fitted wardrobes.

Bedroom Two

10'10 x 15'5

Double glazed square bay window to the rear, radiator.

Bedroom Three

7'11 x 5'4

Double glazed window to the front, radiator.

Bathroom

5'10 x 7'4 max

Double obscure glazed window to the rear, bath with mixer tap and shower attachment, w.c and wash hand basin, storage cupboard, radiator, tiled walls, access to loft space, laminate flooring.

Rear Garden

With timber fencing to sides, mainly lawn, with paved sitting area, paved pathway, cold water tap, access to the side via wood door and pedestrian access via wood door to the rear lane.

Front

Fence and low rise brick wall, steps to the front door.

Tenure and additional information

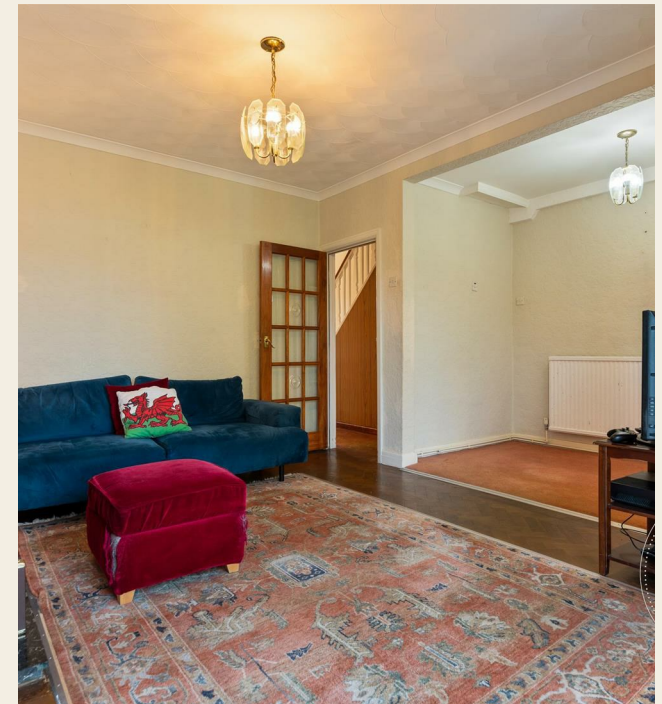
We have been advised by the seller that the property is freehold and the council tax band is E.

Epc - C

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.


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.

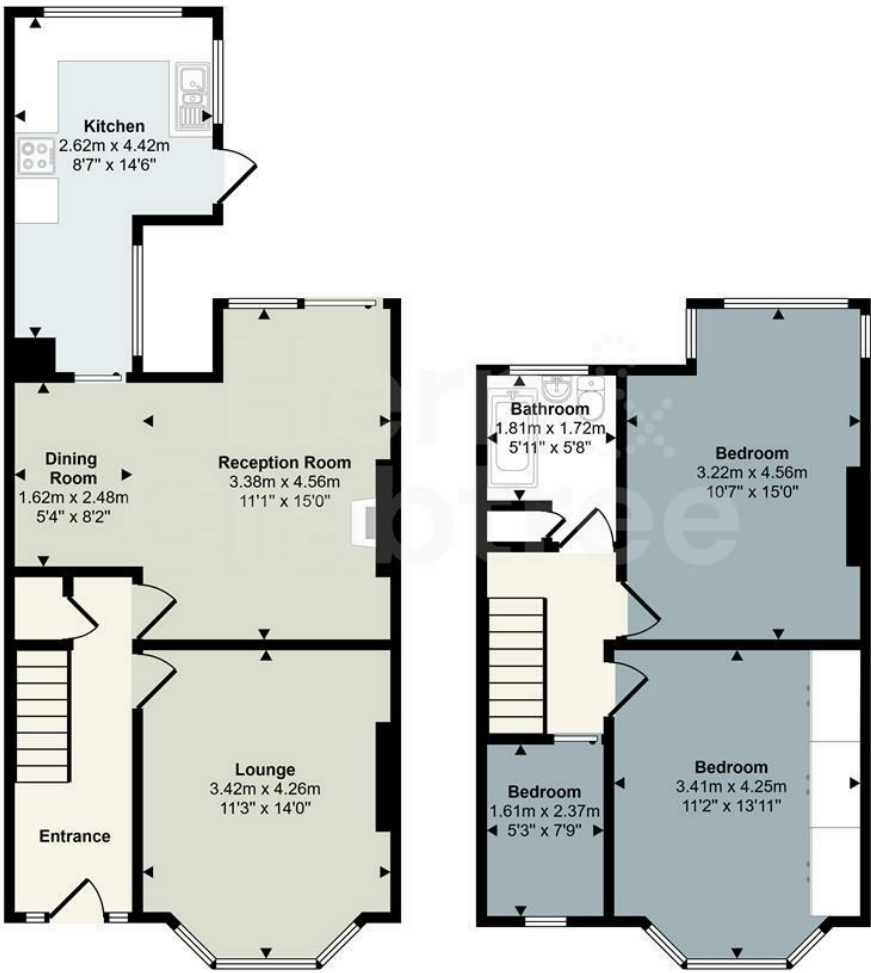




Approx Gross Internal Area
94 sq m / 1014 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(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	



Ground Floor
Approx 52 sq m / 564 sq ft

First Floor
Approx 42 sq m / 450 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



Hern & Crabtree

02920 555 198



llandaff@hern-crabtree.co.uk



hern-crabtree.co.uk



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



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