

Butleigh Avenue

LLANDAFF, CARDIFF, CF5 1BX

GUIDE PRICE £625,000

Hern &
Crabtree



Butleigh Avenue

A beautifully presented and generously proportioned semi-detached home, ideally positioned with a lovely aspect on the sought-after Butleigh Avenue in Llandaff.

This exceptional property enjoys a prime location, just a short stroll from the charm and character of Llandaff Village, the convenient Insole Shops, and the picturesque green spaces of Victoria Park and Llandaff Fields. Perfectly suited to family living, it is also within close proximity to the highly regarded Howells School and Llandaff Cathedral School.

Offering an excellent balance of space and versatility, the accommodation is thoughtfully arranged throughout. The ground floor comprises a welcoming entrance hall, a convenient cloakroom, an elegant dining room with a bay window, a spacious and inviting lounge, and a high-specification, well-appointed kitchen.

Upstairs, the property continues to impress with three well-proportioned double bedrooms and a modern, family bathroom.

Externally, the home boasts a substantial, beautifully landscaped and level, private rear garden, complete with a superb garden room—ideal for entertaining, working from home, or home gym. To the front, there is off-road parking along with additional secure side storage and work area accessed via wooden doors.

Victoria Park and Llandaff High Street are both within easy walking distance, offering a variety of independent shops, cafés, and local amenities. The area is renowned for its excellent schooling options and benefits from convenient transport links to the city centre, as well as swift access to the M4 via the A48.



1282.00 sq ft

Entrance

Entered via the original wooden glazed door, retro fitted with encapsulated leaded lights original glass into the entrance hall.

Hallway

Stairs to the first floor with understairs cupboard. Coved ceiling. Parquet flooring. Radiator. Panelled wall.

Cloakroom

Obscure glazed window to the side. W/c and wash hand basin. Wooden flooring.

Dining room

Glazed bay window to the front. Coved ceiling. Radiator. Continuation of parquet flooring.

Living Room

Sympathetically double glazed window and door maintaining original period features and leading. Coved ceiling. Feature gas fireplace. Radiator. Parquet flooring.

Kitchen

Glazed window to the side and double glazed French doors to the rear garden. The kitchen is fitted with base units with composite worktops. Stainless steel sink and drainer. Integrated fridge and freezer. Integrated washer/dryer machine. Space for gas oven. Spot lights. Radiator.

FIRST FLOOR

Stairs from the entrance hall. Obscure original stained glass window to the side.

Landing

Wooden banister. Loft access hatch with drop down ladder.

Bedroom One

Large double bedroom with single glazed bay window to the front. Coved ceiling. Radiator.

Bedroom Two

Large double bedroom with single glazed window to the rear. Radiator. Built in wardrobe's. Picture rail. Wash hand basin.

Bedroom Three

Double bedroom with single glazed window to the rear. Radiator. Built in storage cupboards.

Bathroom

Obscure double glazed window to the front. Bath with shower, w/c and wash hand basin. Tiled floor. Heated towel rail.

OUTSIDE

Front

Off street parking for one vehicle. Low rise wall to one side. Private established garden.

Rear

Enclosed organic rear garden with shrub and hedge borders. Paved travertine sitting area. Steps leading up to a lawn area. Discreet 12' x 8' timber frame shed. Access to the outbuilding (Gym). Decked sitting area behind the outbuilding with further shrubs and flowers. Power and lights in garden. Cold water tap to the side of the property.

Out Building

Double glazed window and door. Power and light. Birch ply lined interior. Wooden flooring. Currently being used as a gym.

Tenure and Additional Information

We have been advised by the vendor that the property is Freehold.

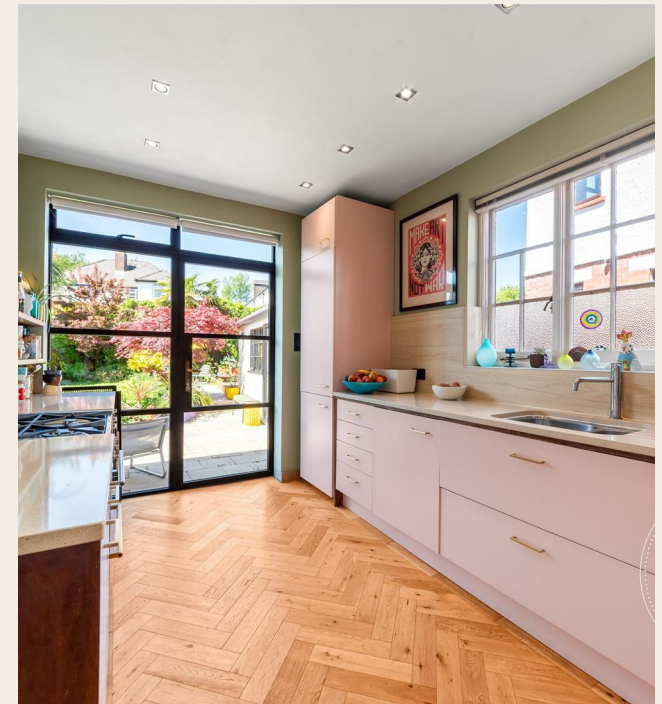
Epc

Council Tax - F

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.

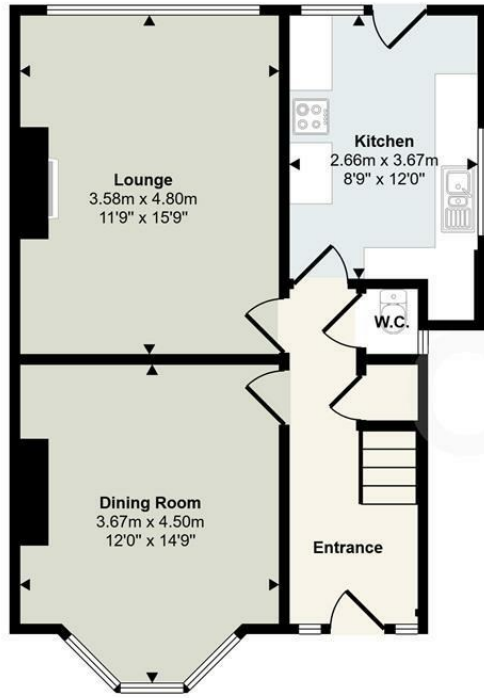
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



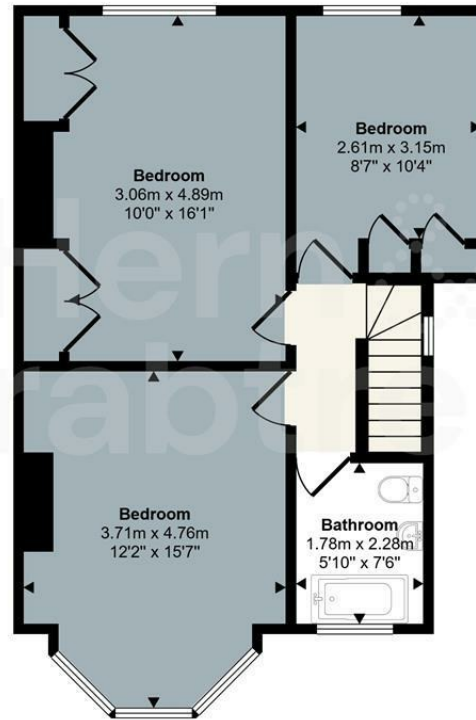


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
England & Wales	EU Directive 2002/91/EC	

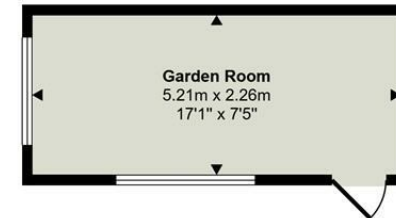
Approx Gross Internal Area
119 sq m / 1282 sq ft



Ground Floor
Approx 53 sq m / 573 sq ft



First Floor
Approx 54 sq m / 583 sq ft



Garden Room
Approx 12 sq m / 127 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.

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