Granville Avenue

LLANDAFF, CARDIFF, CF5 1BW

GUIDE PRICE £475,000

Hern & Crabtree



Granville Avenue

No chain. Situated on a highly sought-after street, just moments from the ever-popular Victoria Park, this charming traditional three-bedroom semi-detached home is well presented throughout. Offering a wealth of character and charm, the property provides an excellent opportunity for buyers looking to create their ideal home, with further potential to extend (subject to the necessary planning permissions).

The well-proportioned accommodation briefly comprises an inviting entrance hall, cloakroom, a spacious sitting room featuring an attractive bay window to the front, and a separate lounge/dining room with doors opening into a conservatory, which in turn provides access to the rear garden. A fitted kitchen completes the ground floor.

To the first floor are three well-sized bedrooms and a four piece family bathroom.

Externally, the property benefits from a lovely-sized rear garden, providing an ideal space for outdoor entertaining and family enjoyment, together with off-street parking to the front and a single garage.

Granville Avenue enjoys an enviable position on the cusp of Llandaff and Victoria Park, making it a particularly popular location. The area offers excellent public transport links into Cardiff city centre and is ideally placed for the wide variety of independent cafés, shops, restaurants and everyday amenities found in Canton and Victoria Park. There is also a good selection of highly regarded Welsh and English-medium primary and secondary schools within the local catchment areas.











Approx 1235.00 sq ft

Council Tax Band: F

Entrance
Double glazed aluminium door into the hallway.

Hallway
Stairs to the first floor. Coved ceiling. Radiator. Parquet flooring. Understairs w/c and utility.

Cloakroom/Utility
Obscure double glazed window to the side. Combi boiler. Space and plumbing for a washing machine. W/c and wash hand basin. Part tiled walls. Wood laminate flooring.

Living Room
Double glazed aluminium bay window to the front. Coved ceiling. Parquet flooring. Radiator. Gas fireplace with stone mantle and hearth.

Dining Room
Double glazed sliding patio doors into the conservatory. Coved ceiling. Radiator. Parquet flooring. Gas fireplace with wooden mantle and surround with a slate hearth.

Conservatory
Double glazed conservatory. Tiled flooring. Power points. Double glazed patio door leading out to the rear garden.

Kitchen
Aluminium double glazed window to the side and rear. Door to the side. The kitchen is fitted with wall and base units with laminate worktops. Tiled splashbacks. Stainless steel sink and drainer. Radiator. Four ring gas hob. Integrated electric oven and grill combi. Coved ceiling.

FIRST FLOOR
Dog leg staircase to the first floor. Wooden banister. Obscure aluminium glazed window to the side.

Landing
Large storage cupboard.

Bedroom One
Aluminium double glazed bay window to the front. Radiator. Coved ceiling.

Bedroom Two
Aluminium double glazed window to the rear. Radiator. Coved ceiling. Wooden flooring.

Bedroom Three
Aluminium double glazed window to the front. Radiator. Wooden flooring.

Bathroom
Double glazed window to the rear. Part tiled walls. Walk in corner shower, Bath and wash hand basin. Heated towel rail.

W/c
Obscure double glazed window to the side. Coved ceiling. Part tiled walls. W/c and wash hand basin.

OUTSIDE

Front
Low rise wall with iron gate. Lawn area. Path to the side.

Rear Garden
Enclosed rear garden with wall and timber fencing. Raised flower bed borders. Paved sitting area. Paved area to the side leading to the garage. Cold water tap to the side.

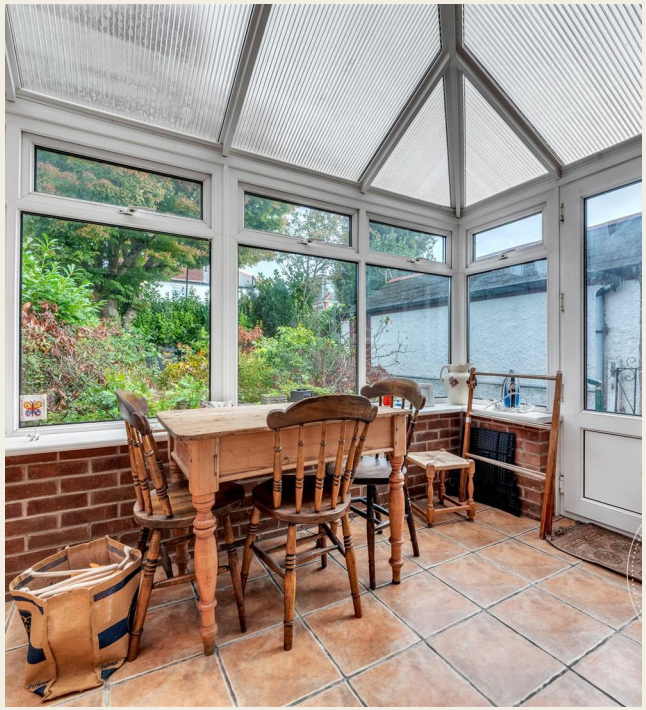
Garage
Single garage with double doors. Power and light.

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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.

Additional Information & Tenure
We have been advised by the vendor that the property is

Freehold.
Epc -
Council Tax - F











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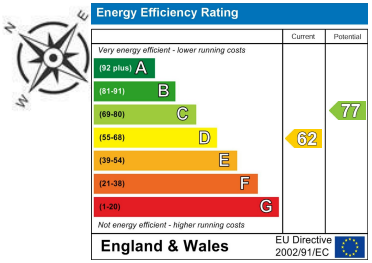
Approx Gross Internal Area
115 sq m / 1235 sq ft



Ground Floor
Approx 62 sq m / 666 sq ft

First Floor
Approx 53 sq m / 568 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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