

# Vaughan Avenue

LLANDAFF, CARDIFF, CF5 2HS

**GUIDE PRICE £525,000**

**Hern &  
Crabtree**



# Vaughan Avenue

No chain. A much-loved four-bedroom extended semi-detached home, cherished by the same family for almost 50 years. This spacious property, set on a generous plot, offers an exciting opportunity for the next owners to modernise and make it their own. With plenty of scope to update or further extend (subject to planning), it's perfect for those looking to create their dream home in this fantastic location.

The current accommodation briefly comprises: Entrance Hall, Lounge/Dining Room, Sitting Room, Kitchen/Diner and Utility Area with a W.C to the ground floor. To the first floor are Four Bedrooms and a Shower Room. The property further benefits from a generous size, sunny aspect rear garden as well as having off street parking and a single garage to the front.

Vaughan 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. There are very good local transport links to and from Cardiff City Centre via train and bus links. There are excellent local primary and secondary schools within walking distance both state and private. Internal viewings are an absolute must!



**1306.00 sq ft**

### Entrance

Entered via a double glazed front door with obscure glazed windows on either side, coved ceiling, radiator, stairs to the first floor with open understairs storage.

### Lounge

12'4 x 15'2

Double glazed window to the front, coved ceiling, gas fire, radiator.

### Sitting Room

14'11 x 12'4

Double glazed sliding patio doors to the rear, coved ceiling, radiator, fireplace.

### Kitchen/Diner

15'2 x 9'6

Double glazed window to the rear and side, wall and base units with worktop over, breakfast bar, stainless steel sink and drainer, space for a gas cooker, space and appliances for a washing machine, combination boiler, coved ceiling, radiator, laminate flooring.

### Storage/Utility

6'3 x 4'3 max

Double obscure glazed window to the side.

### Cloakroom

Double obscure glazed window to the rear, w.c and wash hand basin.

### First Floor Landing

Stairs rise up from the entrance hall, double obscure glazed window to the side, access to loft space.

### Bedroom One

15'1 x 9'10

Double glazed bay window to the front, radiator, coved ceiling, fitted wardrobe.

### Bedroom Two

15'2 x 11'10

Double glazed window to the rear,, radiator, two sets of built in wardrobes, cupboard housing the boiler, wash hand basin.

### Bedroom Three

8'8 x 12'7

Double glazed window to the rear, radiator, coved ceiling.

### Bedroom Four

6'11 x 8'2

Double glazed window to the front, radiator, coved ceiling.

### Bathroom

6'8 x 9'3

Double obscure glazed window to the rear, a walk in shower, w.c and wash hand basin, radiator, tiled walls, laminate floor.

### Rear Garden

Enclosed by brick wall and timber fence, crazy paving area, steps down to lawn, flower borders, garden shed and greenhouse, cold water tap, gate to the side.

### Front

Parking for at least two vehicles, low rise wall.

### Garage

A single built garage with an electric up and over door to the front.

### Tenure and additional information

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

### Disclaimer

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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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