

Palace Avenue

LLANDAFF, CARDIFF, CF5 2DW

OFFERS IN EXCESS OF £550,000

**Hern &
Crabtree**



Palace Avenue

A rare opportunity to purchase one of the first six, larger style houses built in this attractive and pleasant Avenue during the early part of the 20th century. This stunning Victorian home has been fully renovated throughout by the current owner, offering a seamless blend of period charm and contemporary living. Ready for immediate occupancy, the property boasts a modern feel while retaining its character.

The accommodation briefly comprises: an inviting entrance hall, a lounge, and a spacious open-plan kitchen/diner/sitting area complete with a central island and bi-folding doors leading out to the garden. A stylish ground-floor shower/utility room completes the layout on this level. Upstairs, the first floor offers three generously sized double bedrooms and a luxurious three piece bathroom suite.

Externally, the property benefits from a beautifully landscaped rear garden featuring a patio area with low-maintenance artificial grass, and off street parking space to the rear.

Llandaff village is a short stroll away and offers a variety of independent shops, cafés and restaurants along with plenty of local amenities close by. The Taff Trail can be easily accessed via Pontcanna Playing fields and offers excellent public transport links direct into Cardiff. Internal viewings are an absolute must! Be quick and book early.



1426.00 sq ft

Entrance

Storm porch to the front with tiled sidings, then enter into the hall via a composite front door, radiator, utility meters, coved ceiling, , stairs to the first floor, wooden flooring.

Living Room

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

Kitchen/Diner

Double glazed window to rear, vertical radiator, feature fireplace with built in cupboard and shelving either side, sliding patio doors to the side, kitchen fitted with a range of wall and base units with marble worktop over, central island, double sink with draining grooves, a five ring gas hob with integrated double oven, space for American style fridge/freezer, integrated dishwasher, three vertical radiators, recess lights, wooden flooring.

Bathroom/Utility

Double obscure glazed window to the side and rear, walk in shower, w.c and wash hand basin, heated towel rail, space and plumbing for a dishwasher and tumble dryer, recess lights, heated towel rail, tiled walls and tiled floor.

First Floor Landing

Stairs rise up from the hall, access to loft space.

Bedroom One

Double glazed bay window to the front and additional double glazed window, radiator, coved ceiling, cast iron fireplace with wooden surround.

Bedroom Two

Double glazed window to the rear, radiator, coved ceiling, cast iron surround with wooden mantle, built in wardrobes.

Bedroom Three

Double glazed window to the rear, radiator, built in wardrobe, wood panel on one wall.

Bathroom

Double obscure glazed window to the side, bath with shower over, w.c and double wash hand basin, heated towel rail, recess lights, tiled walls and tiled floor.

Garden

Enclosed by brick wall and door to the side where parking is situated also door to the rear lane, cold water tap, steps up to Astro turf area with timber fencing, electric car charging point.

Front

A forecourt front with low rise wall, pedestrian gate.

Parking

Parking is available at the rear.

Tenure and additional information

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

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.





Approx Gross Internal Area
132 sq m / 1426 sq ft



Ground Floor
Approx 68 sq m / 733 sq ft

First Floor
Approx 64 sq m / 693 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.

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

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



Hern & Crabtree

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