Butleigh Avenue

LLANDAFF, CARDIFF, CF5 1BX

GUIDE PRICE £650,000

Hern & Crabtree



Butleigh Avenue

No chain. A beautifully presented and generously proportioned semi-detached family home, ideally situated on the highly sought-after Butleigh Avenue in Llandaff, enjoying an attractive outlook and an impressive rear garden.

Occupying a prime position, the property is conveniently located within easy walking distance of the charming Llandaff Village, the popular Insole Shops and the beautiful open spaces of Victoria Park and Llandaff Fields. The area is particularly well regarded for its excellent schools, with both Welsh Medium as well as Howells School and Llandaff Cathedral School within close proximity.

The property offers well-balanced and versatile accommodation, ideally suited to modern family living. The ground floor comprises a welcoming entrance hall, an elegant dining room featuring a bay window, a spacious and comfortable lounge with access to the garden, and a fitted kitchen opening into a further dining area. A convenient ground-floor cloakroom completes the downstairs accommodation.

To the first floor are three generously proportioned double bedrooms and a family bathroom.

Externally, the property benefits from a substantial, beautifully landscaped rear garden with allotment area and green house, providing an ideal space for outdoor entertaining and family life. To the front, there is off-road parking together with double gates giving access to a single garage.

The property enjoys an enviable location, with Llandaff High Street, Victoria Park and Insole Court both within comfortable walking distance, offering a selection of independent shops, cafés and local amenities. The area also benefits from excellent transport links to Cardiff city centre, together with convenient access to the M4 motorway via the A48.

Internal viewings are highly recommended for this wonderful home to be full fully appreciated.











Approx 1528.00 sq ft

Council Tax Band: F

Entrance Porch
Entered via a pvc front door, double glazed window to the front and the side, stone tiled floor.

Hall
Entered via a wood front door, radiator, stairs to the first floor with understairs storage cupboard, coved ceiling, original wood parquet flooring.

Dining Room
Double glazed bay window to the front, radiator, picture rail, original parquet flooring,

Lounge
Original wooden leaded windows to the rear of the property overlooking the garden and door giving access to the garden, radiator, coved ceiling, a coal effect gas fireplace with stone tiled hearth, fitted shelves, original parquet flooring.

Kitchen
Double glazed window to the side, wall and base units with worktop over and wall lights beneath, electric hob with oven beneath, space for washing machine and space for additional appliances, part tiled walls, radiator, pantry with original window to the side, built in shelving.

Dining Area/Sitting Room
Double glazed sliding patio doors to the rear, radiator, laminate flooring, door to the side.

Inner Hall
An external pvc door to the side giving access to driveway, garage and garden

Cloakroom
Double obscure glazed window to the side, w.c and wash hand basin, wall mirror, radiator and towel rail.

First Floor Landing
Stairs rise up from the hall with wooden handrail and spindles, obscure stained glass window to the side, picture rail, access to loft space.

Bedroom One
Double glazed bay window to the front, radiator, picture rail.

Bedroom Two
Double glazed window to the rear, radiator, coved ceiling, fitted wardrobes and dressing table area.

Bedroom Three
Double glazed window to the rear, radiator, picture rail, built in storage cupboard and cupboard housing the boiler, laminate flooring.

Family Bathroom
Double obscure glazed window to the front, shower, w.c and wash hand basin, radiator, part tiled walls, laminate flooring.

Rear Garden
Enclosed by timber fencing and brick wall, a spacious garden mainly laid to lawn, patio area, flower beds, trees, gravel sitting area, greenhouse, compost section.

Garage
A single garage with up and over door to the front, window to the side and rear, door to the side.

Front Garden
Concrete driveway, low rise brick wall, double gates to the front, gate to the side leads to rear garden.

Additional Information
We have been advised by the vendor that the property is Freehold. Council Tax - F. EPC -

Disclaimer
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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.









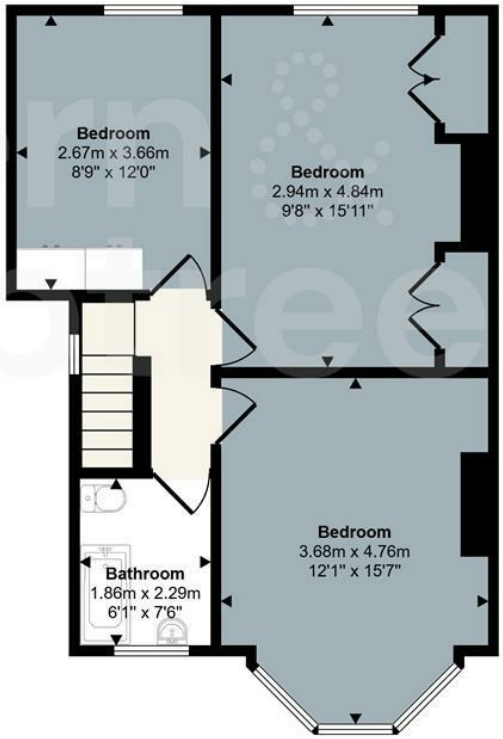


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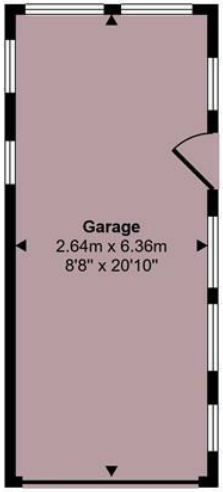
Approx Gross Internal Area
142 sq m / 1528 sq ft



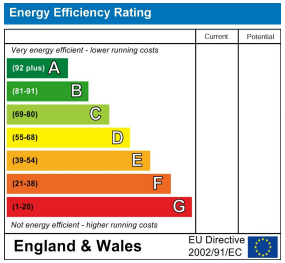
Ground Floor
Approx 71 sq m / 764 sq ft



First Floor
Approx 54 sq m / 584 sq ft



Garage
Approx 17 sq m / 181 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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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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