

The Avenue

LLANDAFF, CARDIFF, CF5 2LQ

GUIDE PRICE £625,000

Hern &
Crabtree



The Avenue

Situated on one of Llandaff's most sought-after streets, The Avenue is a no-through road set within the village's conservation area, just a short stroll from the High Street. This architecturally designed and handsome detached residence is arranged over three floors and offers four bedrooms, three bathrooms, and a beautiful fitted shaker style kitchen/diner.

The property is entered from the side into a welcoming entrance hallway. To the rear of the property, there is a bright and airy living room which opens into a conservatory, with doors leading out to the garden. The ground floor also features a convenient cloakroom and an impressive kitchen/diner overlooking the front. The kitchen is fitted in a high-quality shaker style, with ample natural light creating a warm and inviting space.

On the first floor, there are two well-proportioned bedrooms with one benefiting from an en-suite as well as having a bathroom. Stairs lead to the second floor, where there are two additional bedrooms, with one having an en-suite and one of which could alternatively be used as a home office.

Externally, the property benefits from a pretty, mature, low-maintenance rear garden. To the front, there is a block-paved driveway providing off-road parking.



1668.00 sq ft

Entrance

Entered via an obscure pvc front door, stairs to the first floor, built in storage cupboard, radiator, stone tiled flooring.

Cloakroom

Fitted with w.c and vanity wash hand basin, extractor fan, half rise tiled walls, stone floor.

Kitchen

Double glazed window to the front and the side with fitted plantation shutters, kitchen fitted with a range of wall and base units with wood and stone worktop over, one and a half bowl sinks with draining grooves and pull down spray mixer tap, Neff integrated dishwasher, Neff integrated washing machine, space for a Range electric cooker, glass splashback and cooker hood, integrated fridge/freezer, pull out larder cupboard, central Island, stone tiled flooring.

Living Room

Two double glazed windows with fitted plantation shutters, feature fireplace, radiator, French doors lead to the conservatory.

Conservatory

A quarter brick built with double glazed glass pitched roof, double glazed French doors to the rear garden, power and light, radiator, wood flooring.

First Floor Landing

Stairs rise up from the hall with wooden handrail and spindles, radiator, stairs to the second floor.

Bedroom One

Double glazed French doors to the front with plantation shutters and a Juliet balcony, double glazed window to the side, radiator, door to :-

En Suite

Double obscure glazed window to the front, shower cubicle within recess with plumbed shower, wash hand basin, w.c, extractor fan, part tiled wall, tiled floor.

Bedroom Two

Double glazed window to the rear, radiator, fitted wardrobes.

Bathroom

Double obscure glazed window to the rear, bath with plumbed shower over and glass screen, w.c and vanity wash hand basin, mirror and light up shaver point, heated towel rail, extractor fan, tiled walls, tiled floor.

Second Floor

Stairs rise up from the first floor landing with wooden handrail and spindles, double glazed skylight window.

Bedroom Three

Double glazed skylight window to the rear, access to loft space, radiator, door to:-

En Suite

Fitted with shower cubicle with electric shower, w.c and wash hand basin, radiator, extractor fan, part tiled wall.

Bedroom Four/Office

Double obscure glazed window to the rear, radiator, spotlights, restricted head height.

Rear Garden

Enclosed garden, landscaped with patio, mature shrubs, trees and flower borders, side path, gate to the front.

Front

Keyblock driveway for one to two vehicles, raised flower border, mature tree.

Tenure and additional information

We have been advised by the seller that the property is freehold and the Council Tax band is TBC

Disclaimer

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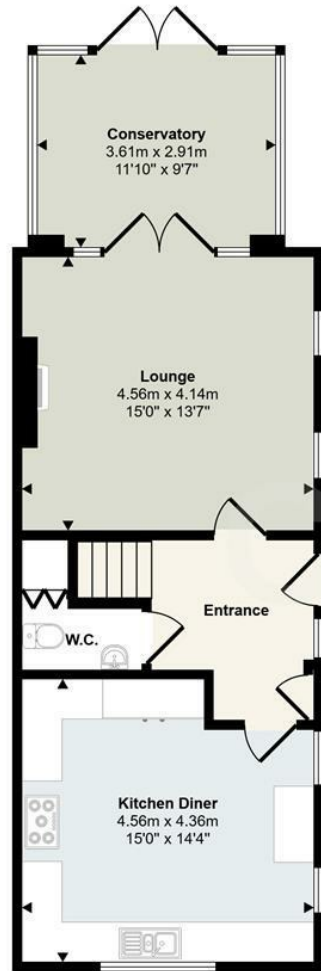
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



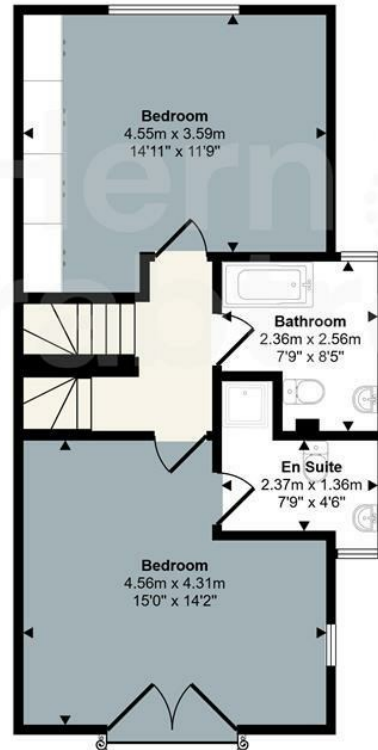


Approx Gross Internal Area
155 sq m / 1668 sq ft

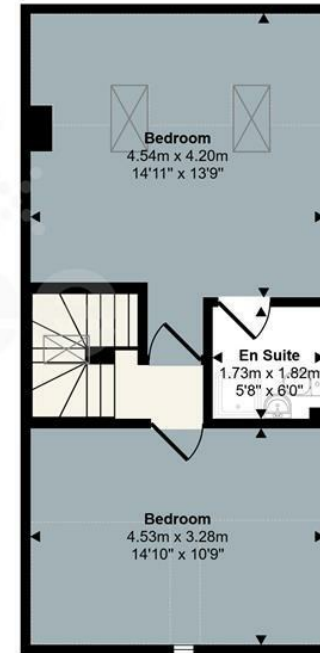
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx 59 sq m / 637 sq ft



First Floor
Approx 53 sq m / 567 sq ft



Second Floor
Approx 43 sq m / 465 sq ft

Denotes head height below 1.5m

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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