

# Butleigh Avenue

LLANDAFF, CARDIFF, CF5 1BX

GUIDE PRICE £875,000



# Butleigh Avenue

Quite simply stunning, this is a rare opportunity to acquire one of the few detached homes occupying a prominent corner plot on Granville and Butleigh Avenue in Llandaff, just a stone's throw from Victoria Park.

Beautifully extended and thoughtfully transformed throughout, this exceptional home offers an abundance of natural light alongside spacious and versatile accommodation. Blending timeless charm and character with contemporary design, the property has been finished to an outstanding standard.

The accommodation briefly comprises a welcoming and spacious entrance hall, two elegant reception rooms to the front, and a spectacular L shaped open-plan kitchen, dining and family living area. The kitchen features a central island and benefits from large glazed doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. The ground floor also offers a practical utility room and a convenient cloakroom.

To the first floor are four generous double bedrooms, including a superb principal bedroom with en-suite shower room, together with a stylish family bathroom.

Further benefits include a beautifully enclosed rear garden, ideal for entertaining and family life, along with off-street parking to the front of the property as well as a single garage to the rear.

Victoria Park, Insole Shops and Llandaff High Street are both within easy walking distance, offering a variety of independent shops, cafés, and local amenities. The area is renowned for its excellent schooling options and benefits from convenient transport links to the city centre, as well as swift access to the M4 via the A48.



# 2200.00 sq ft

## Entrance

Entered via a large front door, stairs to the first floor with cupboard under, radiator, recess lights, engineered oak flooring.

## Utility

Double glazed window to the front, double glazed door to the rear, ceramic double sink, space and plumbing for a washing machine and a tumble dryer, oak worktop, recess lights.

## Cloakroom

Fitted with w.c and wash hand basin, tiled floor.

## Study

Double glazed bay window to the front and a double glazed leaded window to the side, radiator, coved ceiling, wooden fire surround with marble back and hearth, herringbone parquet flooring.

## Living Room

Double glazed window to the front, radiator, coved ceiling, dado rail, wooden fire surround with slate hearth, parquet flooring.

## Kitchen/Dining/Living Area

Kitchen has double glazed skylight window, fitted with a range of wall and base units with solid oak worktop over, one and a half bowl stainless steel sink and drainer, a five ring Range Master cooker with double oven and grill, central island, wine fridge, integrated dishwasher, integrated microwave, space for American style fridge, larder housing the fuse board.

Dining Room has sliding patio doors and full length window to the rear, recess lights, radiator, engineered oak flooring.

Living Area has double glazed sliding patio doors to the rear and double glazed skylight, radiators, engineered oak flooring, built in units.

## First Floor Landing

Stairs rise up from the hall with wooden handrail, double obscure leaded window to the side, radiator, storage cupboard.

## Bedroom One

Double glazed window to the front and the rear, radiator, access to loft.

## En Suite

Double obscure glazed window to the side, shower, w.c and wash hand basin, heated towel rail, half tiled walls and tiled floor.

## Bedroom Two

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

## Bedroom Three

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

## Bedroom Four

Double glazed window to the rear.

## Bathroom

Two double obscure glazed windows to the rear, bath with shower over, w.c and wash hand basin, radiator, recess lights, tiled walls and tiled floor.

## Garage/Storage

Used for storage, double glazed window to the rear, power, laminate flooring.

## Garden

Enclosed by brick wall with wooden fencing above to one side and wooden fencing to the other, paved and lawn area, flower beds, cold water tap and power.

## Front

Driveway for up to two vehicles, low rise wall, paved area, mature flower beds, gate to side.

## Tenure and additional information

We have been advised the property is freehold and the council tax band is H.

## 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.





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

Approx Gross Internal Area  
204 sq m / 2200 sq ft



Ground Floor  
Approx 121 sq m / 1301 sq ft

First Floor  
Approx 84 sq m / 899 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.

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

