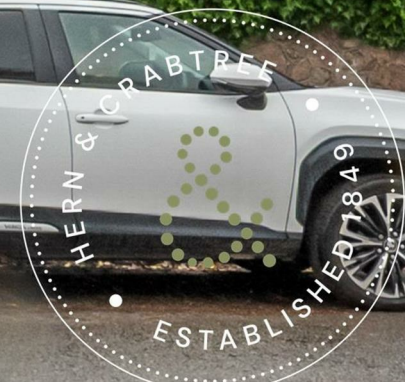


The Avenue

LLANDAFF, CARDIFF, CF5 2LL

GUIDE PRICE £175,000

**Hern &
Crabtree**



The Avenue

No onward chain. A spacious second-floor flat, tucked away within Fairlawn Court on The Avenue, in the heart of sought-after Llandaff Village. Within walking distance of local shops, cafés, amenities and the historic Llandaff Cathedral, this property is expected to attract strong interest.

Although in need of modernisation, the apartment offers an excellent opportunity for buyers to put their own stamp on it. The accommodation briefly comprises: communal hallway, entrance hall, spacious lounge/diner with French doors opening onto a balcony, fitted kitchen with room for a dining table and chairs, two bedrooms, and a four-piece bathroom suite.

Further benefits include a garage, communal gardens, and a lease with 933 years remaining.

Llandaff Village is renowned for its independent shops, cafés, restaurants and local amenities. The property also benefits from excellent public transport links to Cardiff city centre, along with convenient access to the M4 via the A48.



684.00 sq ft

Communal Entrance

Entered via a communal entrance with stairs to the upper floors. This apartment is on the second floor.

Hall

Entered via a wood front door, access to loft, radiator, cupboard housing the utility meters, parquet flooring.

Living Room

Double glazed window to the front, double glazed patio doors with small balcony, radiator, coved ceiling, parquet flooring.

Kitchen

Double glazed window, base units and shelves, combination boiler, stainless steel sink and drainer, space for electric cooker, space and plumbing for a washing machine, space for fridge, radiator, tiled walls, laminate flooring.

Bedroom One

Double glazed window to the front, radiator, oved ceiling and recess lights, built in cupboard, parquet flooring.

Bedroom Two

Double glazed window to the side, radiator, built in wardrobe.

Bathroom

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

Tenure and additional Information

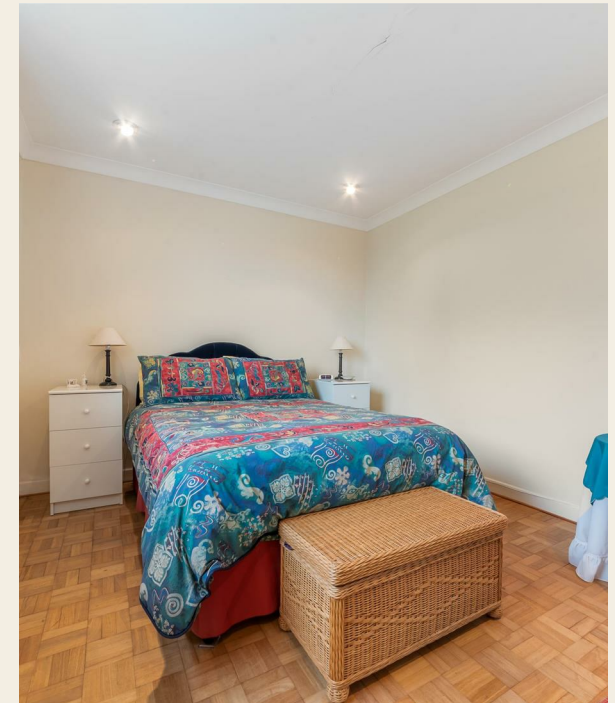
We have been advised by the seller that the property is leasehold with a term of 933 Years Remaining. Ground Rent is £16 every per annum and Service Charges are £500 paid every 6 months. Fairlawn Court Management 17062014 Limited is the Management Company that is run and owned by the residents and is administered by two of the owners of Fairlawn Court.

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.



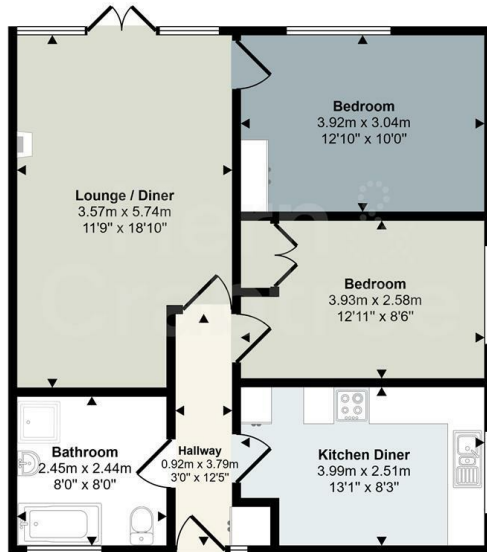
Good old-fashioned service with a modern way of thinking.



| 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 | | |
| | 67 | 76 |
| England & Wales | | EU Directive 2002/91/EC |



Approx Gross Internal Area
64 sq m / 684 sq ft



Floorplan

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.



Hern & Crabtree

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8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.