

Aubrey Avenue

VICTORIA PARK, CARDIFF, CF5 1AQ

GUIDE PRICE £530,000

**Hern &
Crabtree**



Aubrey Avenue

No chain. An extended three-bedroom semi-detached home, ideally situated between Llandaff and Victoria Park. Having been a much-loved family home for several decades, this charming property combines a modern feel with plenty of character and warmth.

Ready for the next family to move in and make their own, the well-presented accommodation comprises an entrance hall, shower room, spacious lounge and a separate sitting room, which opens seamlessly into a full-width extended kitchen/diner. French doors lead from the kitchen/diner onto the generous rear garden, creating an excellent space for entertaining and family life.

To the first floor are three good-sized bedrooms and a family bathroom.

Externally, the property benefits from an excellent-sized rear garden, off-street parking for multiple vehicles and a single garage.

Aubrey Avenue is ideally situated between Llandaff and Victoria Park, offering easy access to a wide range of local shops and amenities. Victoria Park is just a stone's throw away, providing a fantastic green space on the doorstep. The area also benefits from excellent transport links and a selection of well-regarded local schools, making it a convenient and desirable location for families and commuters alike.



Approx 1266.00 sq ft

Council Tax Band: F

Entrance

Storm porch with original tiled floor. Entered via a wooden door into the entrance hall.

Hallway

Stairs to the first floor with understairs cupboard. Radiator. Coved ceiling. Obscure glazed window to the side. Parquet flooring.

Wet Room

Obscure double glazed window to the side. Recess lights. Shower, w/c and wash hand basin. Radiator.

Living Room

Double glazed bay window to the front. Coved ceiling and ceiling rose. Picture rail. Radiator. Parquet flooring. Feature cast iron fireplace with wooden surround and marble hearth. Built in shelving.

Study/Snook

Squared off archway to the kitchen/dining room. Door into the hallway. Picture rail. Parquet flooring. Fireplace with wood burner. Built in cupboard and shelving.

Kitchen/Dining Room

Two double glazed sky light windows and a further double glazed window to the rear and side. Double glazed patio doors to the rear. Tiled floor. Radiator. The kitchen area is fitted with wall and base units with laminate worksurfaces. Integrated oven and grill and four ring gas hob. Tiled splashback. Stainless steel sink and drainer. Space and plumbing for a washing machine. Recess lights.

Utility area

Combi boiler. Space and plumbing for a washing machine. Tiled flooring.

FIRST FLOOR

Glazed window to the side.

Landing

Loft access hatch. Picture rail. Bannister. Radiator. Airing Cupboard.

Bedroom One

Double glazed window to the front. Radiator. Picture rail. Two built in wardrobes.

Bedroom Two

Double glazed window to the rear. Radiator. Picture rail. Wooden flooring. Feature tiled fireplace. Built in wardrobes.

Bedroom Three

Double glazed window to the front. Picture rail. Radiator.

Bathroom

Obscure double glazed windows to the side. Part tiled walls. Bath, bidet, w/c and wash hand basin.

OUTSIDE

Front

Driveway. Enclosed front garden with brick wall. mature shrubs. Path to storm porch.

Rear Garden

Enclosed rear garden with brick walls. Patio area and a large lawn. Garage to the rear. Trellis. Cold water tap.

Garage

Single garage with up and over door.

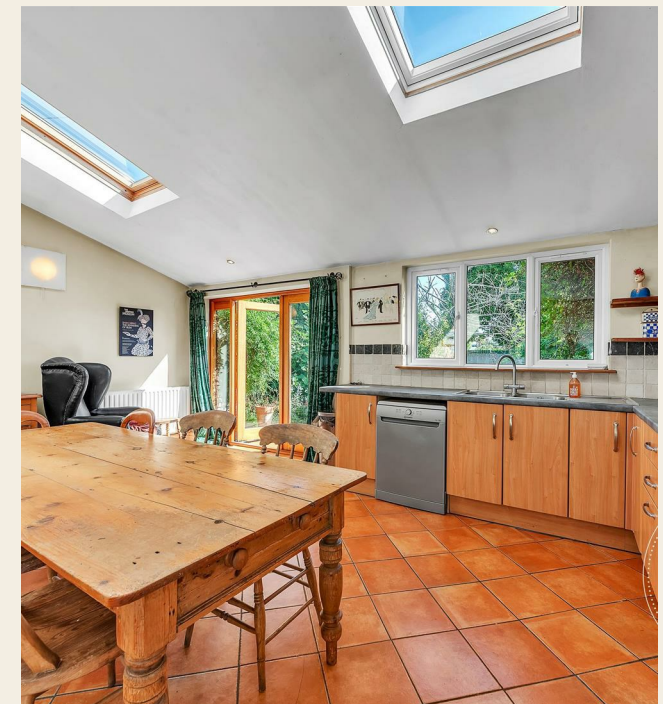
Disclaimer

Additional Information

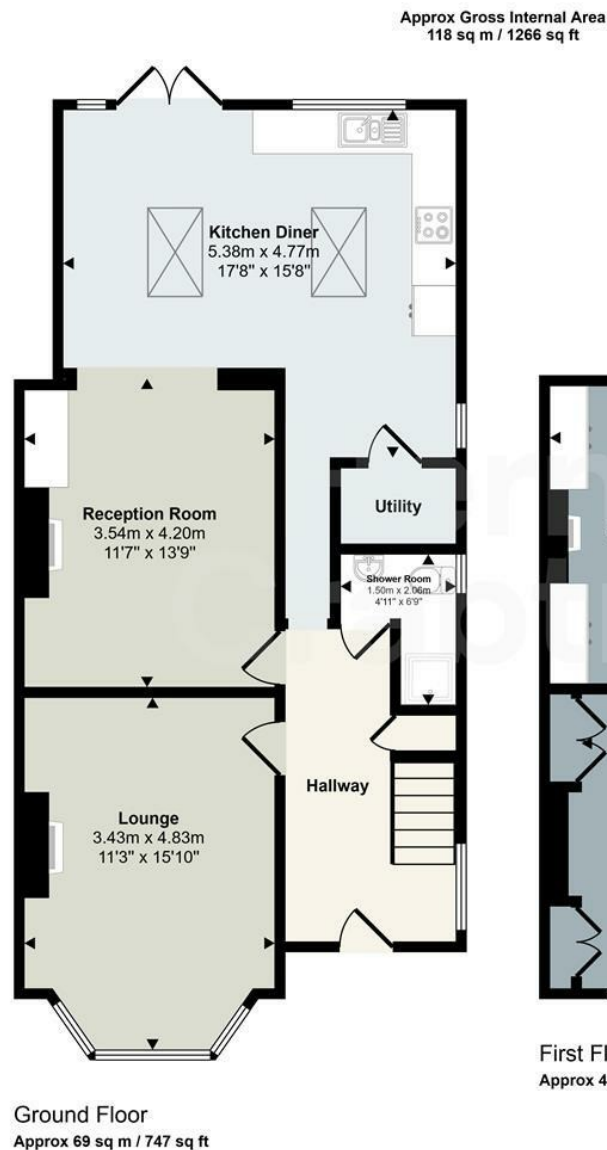
We have been advised by the vendor that the property is Freehold.

Epc-

Council tax - F







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

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.

