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 rial. Radiator.

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

OUTSIDE

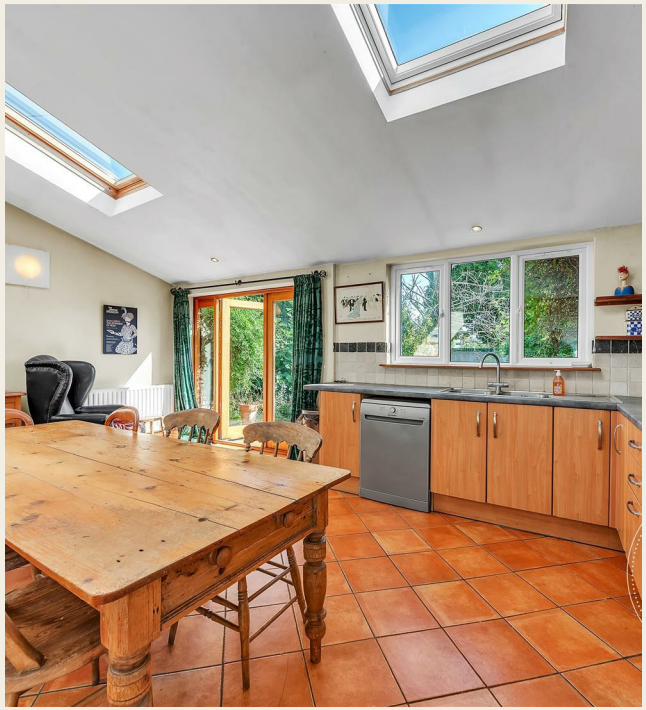
Front
Driveway. Enclosed front garden with brick wall. mature shrubs. Path to storm porch.

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




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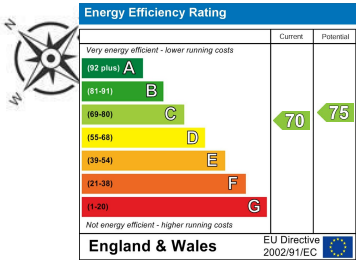

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Approx Gross Internal Area
118 sq m / 1266 sq ft



Ground Floor
Approx 69 sq m / 747 sq ft

First Floor
Approx 48 sq m / 520 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

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