

# Vaughan Avenue

LLANDAFF, CARDIFF, CF5 2HR

GUIDE PRICE £525,000

**Hern &  
Crabtree**





# Vaughan Avenue

Located in a picturesque and highly desirable position adjacent to the historic Insole Court, this extended three-bedroom semi-detached home offers charm, character, and generous living space. Enjoying wonderful views across the green, this 1930s property is perfect for growing families seeking convenience in the heart of Llandaff.

The well-proportioned accommodation briefly comprises: a spacious entrance hall, a bay-fronted dining room, a comfortable sitting room, an extended kitchen/diner, a handy utility room and ground floor WC add further practicality. To the first floor are three bedrooms, a family bathroom, and a separate WC.

Outside, the property boasts a fantastic sunny aspect rear garden, perfect for outdoor enjoyment, along with a driveway providing off-street parking to the front.

Llandaff High Street can be found just a 10 minute walk away. Llandaff offers a variety of independent cafés shops and amenities including Rugby Club, Rowing Club and the historic Llandaff Cathedral. Llandaff offers excellent public transport links to Cardiff city centre via bus and rail along with the Taff Trail. In close proximity to excellent local schools with Llandaff Primary School being a short stroll up the road and also Bishop of Llandaff High School. There are also great Welsh medium schools in catchment too. Be quick and book early!



# 1112.00 sq ft

## Entrance

Storm porch with tiled floor and tiled sidings, then entered into hallway via a composite front door, coved ceiling, radiator, stairs to the first floor with understairs storage and a built in cupboard, parquet flooring.

## Dining Room

Double glazed bay window to the front, radiator, parquet flooring.

## Living Room

Double glazed patio doors to the rear garden, coved ceiling, radiator, wood fire surround with marble hearth, built in shelving, parquet flooring.

## Kitchen

Double glazed window to the front and rear, double glazed patio doors to the rear, fitted with a range of wall and base units with worktop over, a four ring gas hob with integrated electric oven, one and a half bowl stainless steel sink and drainer, integrated dishwasher, space for fridge/freezer, radiator, tiled floor.

## Utility Area

Fitted with wall and base units with worktop over, space and plumbing for washing machine, tiled floor.

## Cloakroom

Double obscure glazed window to the side, coved ceiling, w.c and wash hand basin, tiled walls and floor.

## First Floor Landing

Stairs rise up from the hall, coved ceiling, double glazed stained glass window to the side, access to loft space.

## Bedroom One

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

## Bedroom Two

Double glazed window to the rear, radiator, coved ceiling, built in wardrobe.

## Bedroom Three

Double glazed window to the front, radiator, coved ceiling, built in cupboard.

## Bathroom

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

## W.C

A separate w.c with double obscure glazed window to the side, w.c., coved ceiling, tiled floor, cupboard housing the combination boiler.

## Rear Garden

Enclosed by timber fencing, decked area, steps down to a lawn, garden pond, shed, mature fruit tree, cold water tap.

## Front

Parking area, electric car charging point, gate to the side.

## 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.

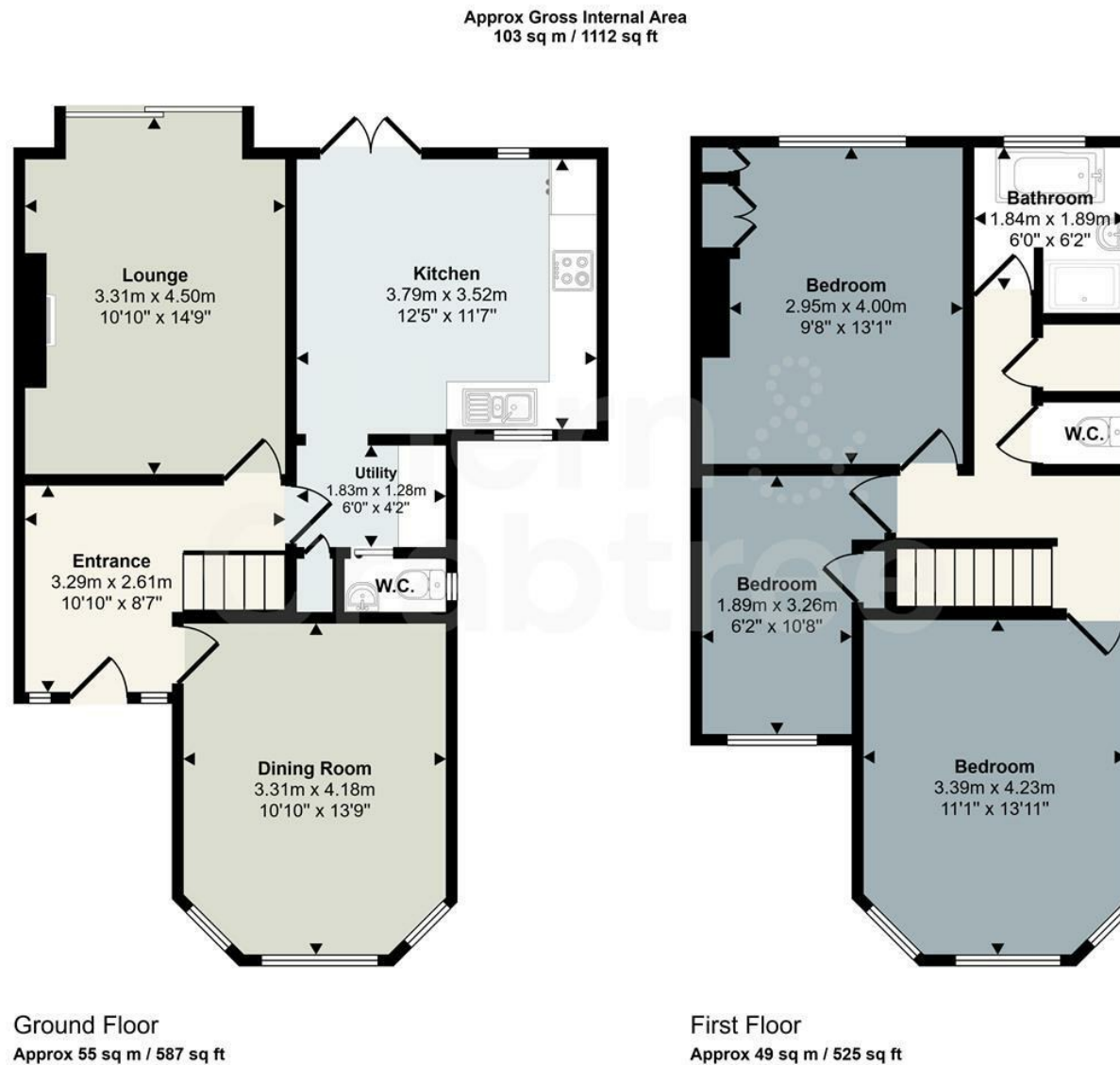
## Tenure and additional information

The seller has advised us that the property is freehold and the council tax band is F.









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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