

# Aubrey Avenue

LLANDAFF, CARDIFF, CF5 1AQ

**GUIDE PRICE £485,000**

**Hern &  
Crabtree**



# Aubrey Avenue

No Chain. Situated on the ever-popular Aubrey Avenue, a peaceful residential street ideally positioned between Llandaff and Victoria Park, this spacious double bay-fronted three-bedroom semi-detached home presents an exciting opportunity for its next owners.

Having been a cherished family home for many years, the property offers well-proportioned accommodation throughout and is ready for a new chapter. While well maintained, it provides plenty of scope for modernisation, allowing buyers to create a home tailored to their own style and requirements.

The ground floor comprises a welcoming entrance hall, a bright lounge, separate dining room, fitted kitchen, and a convenient wet room. To the first floor are three generous bedrooms and a family bathroom.

One of the standout features of this home is the impressive rear garden, offering an excellent space for families, entertaining, or keen gardeners. The garden also benefits from rear lane access and provides the potential for off-street parking. Offered to the market with no onward chain, this is a fantastic opportunity to secure a home in a highly desirable location close to local amenities, excellent schools, and the green open spaces of Victoria Park.



**Approx 1112.00 sq ft**

**Council Tax Band: F**

**Entrance**

Entered via an obscure double glazed door into the porch.

**Porch**

Obscure double glazed door into the hallway.

**Hallway**

Stairs to the first floor. Coved ceiling. Picture rail. Radiator. Open understairs storage area.

**Lounge**

Double glazed bay window to the front. Coved ceiling. Picture rail. Radiator.

**Reception Room**

Double glazed window to the rear. Radiator.

**Kitchen**

Double glazed window to the side. The kitchen is fitted with wall and base units. Tiled walls. Radiator. Integrated fridge and freezer. Integrated four ring gas hob and electric oven and grill. Stainless steel sink and drainer.

**Wet Room**

Shower, w/c and wash hand basin. Radiator. Cupboard housing the gas central heating combination boiler. Space and plumbing for washing machine.

**FIRST FLOOR**

Stairs from the entrance hall.

**Landing**

Loft access hatch. Picture rail. Wooden banister.

**Bedroom One**

Double glazed bay window to the front. Radiator.

**Bedroom Two**

Double glazed window to the rear. Radiator.

**Bedroom Three**

Double glazed window to the front. Radiator.

**Bathroom**

Obscure double glazed window to the rear. Bath with shower plumbed, w/c and wash hand basin. Tiled walls. Laminate flooring. Radiator.

**OUTSIDE**

**Front**

Off street driveway for two car. Low rise wall to the front. Hedge border. Flower beds.

**Rear**

Enclosed rear garden. Sitting area and path leading to the rear. Cold water tap. Outhouse. Access to the garage.

**Garage**

Single garage with up and over door. Access via the rear lane.

**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.

**Additional Information**

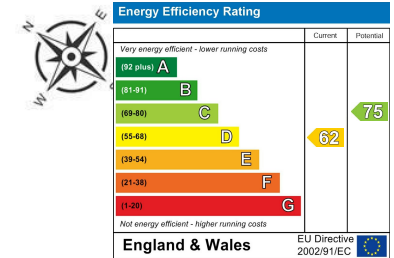
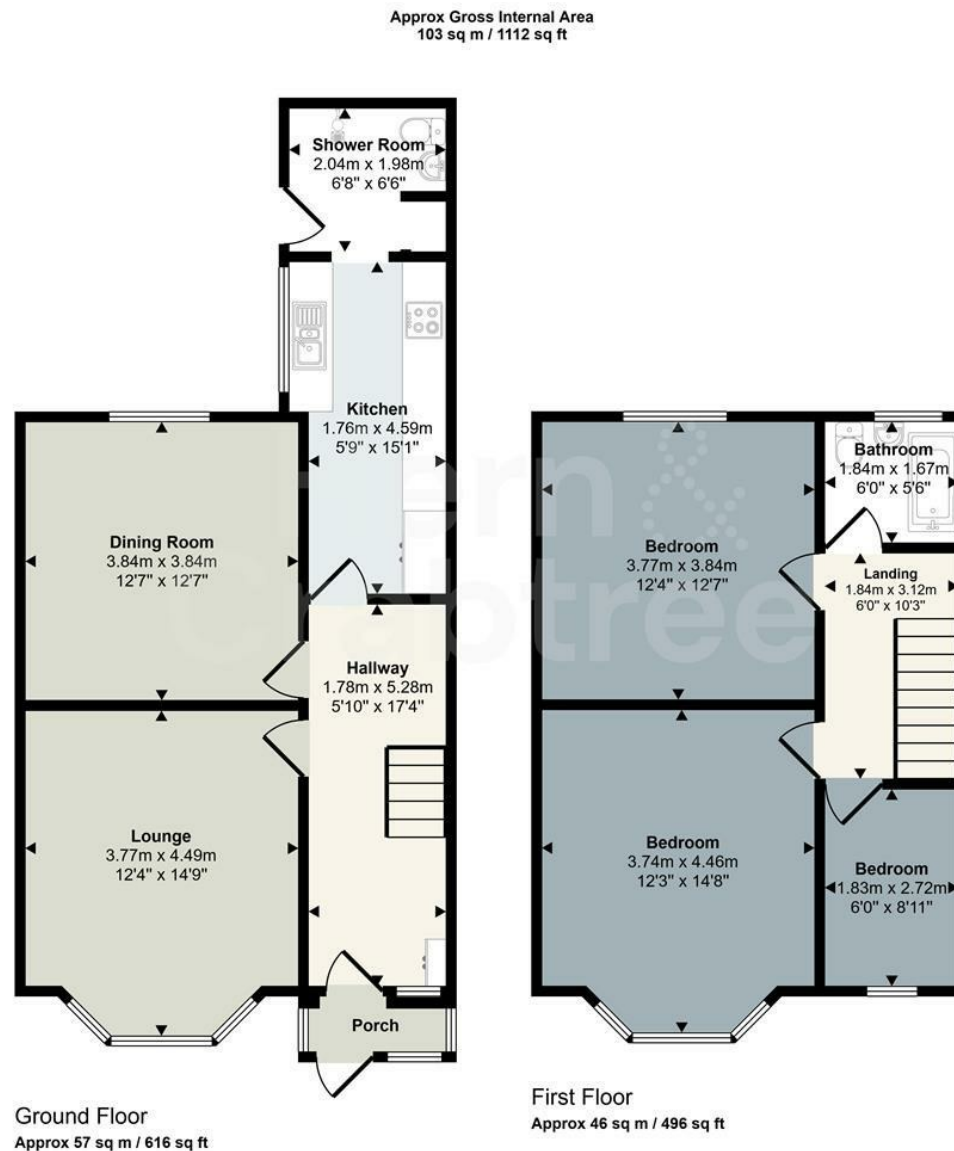
We have been advised by the vendor that the property is Freehold.

Epc -

Council Tax - 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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