

Granville Avenue

LLANDAFF, CARDIFF, CF5 1BW

GUIDE PRICE £450,000

Hern &
Crabtree



Granville Avenue

No chain. Set on a popular and sought-after street just moments from the ever-popular Victoria Park, this traditional three-bedroom mid-terrace house is well presented throughout. With plenty of charm and character, the property offers a fantastic opportunity for buyers seeking to put their own stamp on a well-maintained home with the potential to extend (subject to planning permission).

The accommodation briefly comprises: a welcoming hall, Lounge, Dining Room and Fitted Kitchen, Cloakroom and Utility to the ground floor. To the first floor are Three Bedrooms and a Bathroom. The property further benefits from a generous size rear garden.

Granville Avenue is located on the cusp of Llandaff and Victoria Park and is very popular thanks to its convenient location and excellent city centre public transport links. Canton/Victoria Park is well known for its large variety of cafés, shops and amenities along with some of Cardiff's acclaimed restaurants too. There are also good primary and secondary schools both Welsh and English within catchment. Internal viewings are highly recommended!



1029.00 sq ft

Entrance

Storm porch to the front. Entered via a stained glass door into the entrance hall.

Entrance Hall

Stairs to the first floor. Coved ceiling. Picture rail. Wood block flooring, Radiator.

Living Room

Double glazed bay window to the front. Picture rail. Coved ceiling. Wood parquet flooring. Feature fireplace. Radiator.

Dining Room

Double glazed window to the rear. Radiator. Feature fireplace. Radiator. Wood parquet flooring. Picture rail and coved ceiling.

Kitchen

Galley style kitchen. Double glazed window to the side. The kitchen is fitted with wall and base units and worktops. Four ring gas hob and double oven and grill with cooker hood over. Sink and drainer with mixer tap. Slimline integrated dishwasher. Vinyl flooring. Tiled splashbacks. Radiator. Door to inner lobby.

Inner Lobby

Double glazed sliding patio doors to the garden. Doors to cloakroom and utility room.

Cloakroom

W/c. Built in storage cupboard with power for appliances. Natural light window.

Utility Room

Double glazed window to the rear. Space and plumbing for a double stacked tumble dryer and washing machine combination. Wall mounted gas combination boiler. Radiator. Wash hand basin. Vinyl flooring.

FIRST FLOOR

Stairs from the entrance hall with wooden hand rail and boxed banister.

Landing

Matching banister. Loft access hatch with a pull down ladder.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Obscure double glazed window to the rear. Bath with shower over, w/c and wash hand basin. Fitted mirror. Part tiled walls. Vinyl flooring. Heated towel rail. Extractor fan.

OUTSIDE

Front Garden

Low rise brick wall. Stone chippings. Wrought iron gate. Paved path. Mature shrubs.

Rear Garden

Enclosed rear garden. Part laid to lawn. Vegetable boxes. Mature flower, shrubs and trees. Paved patio and path leading to the rear with rear lane access. Large timber frame storage shed.

Additional Information/Tenure

Epc - C. Council tax - F

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

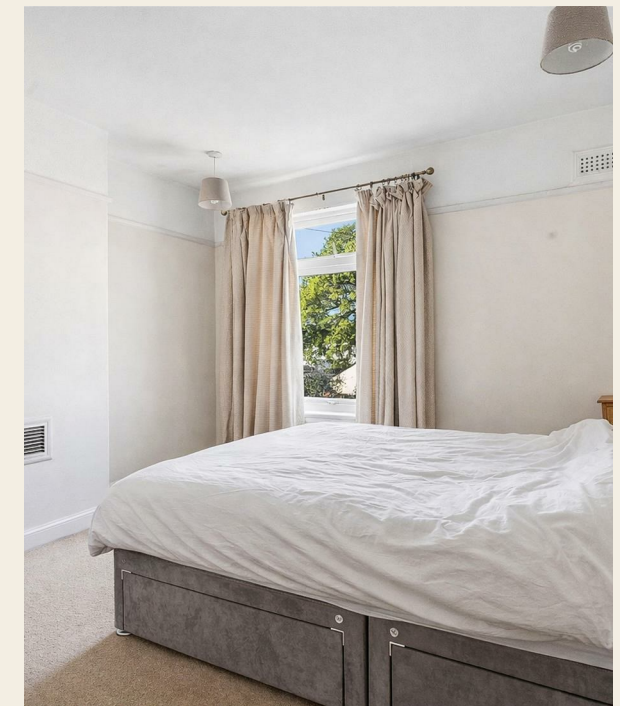
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

DISCLAIMER - IMAGES

Disclaimer:

Some images have been digitally edited to remove personal items and reduce visual clutter, to help illustrate

the space and layout more clearly. Please note that rooms may appear differently in person.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(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	

