

Butleigh Avenue, Llandaff, Cardiff, CF5 1BY



Estate Agents and
Chartered Surveyors

Asking Price Of

£675,000



Detached House

4

1

2

2

Property Description

RARELY AVAILABLE - IMPRESSIVE DETACHED FAMILY HOME MGY are delighted to bring to market this four bedroom, bay fronted, detached house situated in the highly sought after area of Llandaff. The property retains some beautiful original features but has incredible potential to modernise throughout. The accommodation briefly comprises entrance hallway, lounge, downstairs WC, sitting room, kitchen/diner, four bedrooms, and bathroom with separate WC. The property further benefits from a great sized rear garden, garage, and is chain free. ***Viewing highly recommended***

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,343 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

Entered via front door leading from driveway. Wooden flooring. Obscure window to side. Radiator. Pendant light fitting. Power points. Doors to downstairs WC, lounge, sitting room and kitchen/diner. Stairs rising to first floor.

LOUNGE

14' 4" x 11' 11" (4.37m x 3.64m)
Large bay window to front. Wooden flooring. Coving. Radiator. Gas fireplace. Power points. TV and telephone point. Pendant light fitting.

DOWNSTAIRS WC

5' 4" x 5' 1" (1.64m x 1.56m)
Wooden flooring. Partially tiled walls. WC. Wall mounted wash hand basin with hot and cold tap over and tiled splashback. Obscure window to side. Wall light.

SITTING ROOM

18' 3" x 11' 11" (5.58m x 3.64m)
Carpet to floor. Feature fireplace. Pendant light fitting. Radiator. Coving. Two windows to side. Power points. French doors leading to rear garden.

KITCHEN/DINER

14' 2" x 8' 11" (4.33m x 2.73m)
Tiled flooring. Range of wall, base and drawer units with worktops over incorporating 1.5 stainless steel sink and drainer with mixer tap over. Tiled splashbacks. Space for appliances such as oven and dishwasher. Large window to rear aspect. with additional obscure window to side. Pendant light fitting. Door leading to utility area which further leads to rear garden.

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FIRST FLOOR

Large stained glass window to side aspect. Carpet to floor. Doors to all bedrooms, bathroom, WC, and stairs to loft. Power points. Pendant light fitting.

MASTER BEDROOM

14' 9" x 11' 10" (4.50m x 3.63m)

Situated at the front of the house. Bay window to front aspect with additional window to side. Carpet to floor. Pendant light fitting. Picture rail. Radiator. Power points.

BEDROOM TWO

14' 8" x 11' 10" (4.49m x 3.63m)

Carpet to floor. Window to rear aspect with additional window to side. Picture rail. Pendant light fitting. Feature fireplace. Radiator. Power points. Door to storage cupboard/wardrobe with lighting and wall mounted boiler.

BEDROOM THREE

11' 1" x 8' 11" (3.38m x 2.73m)

Carpet to floor. Window to rear. Radiator. Power points. Pendant light fitting.

BEDROOM FOUR

8' 11" x 5' 7" (2.73m x 1.72m)

Carpet to floor. Large window to front aspect. Pendant light fitting. Power points.

BATHROOM

5' 8" x 5' 5" (1.74m x 1.66m)

Tiled flooring and walls. Vanity wash hand basin with hot and cold tap over and storage beneath. Radiator. Obscure window to rear. Walk in shower cubicle with electric shower over. Pendant light fitting.

WC

5' 8" x 2' 7" (1.74m x 0.79m)

Tiled walls and flooring. Pendant light fitting. Radiator. Obscure window to side. WC.

LOFT ROOM

Pull down ladder to access loft. Boarded and insulated with lighting.

OUTSIDE

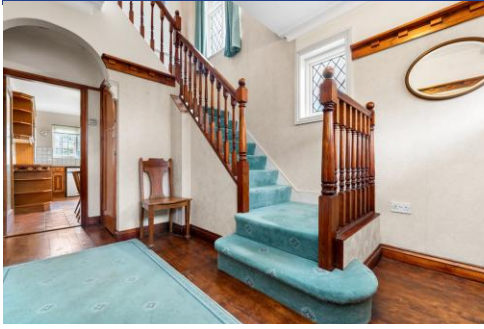
Front - Paved driveway. Garage. Trees and shrubbery. Wall border to front.

Rear - Laid to patio. Access to garage. Well maintained lawn area. Fence and wall border.

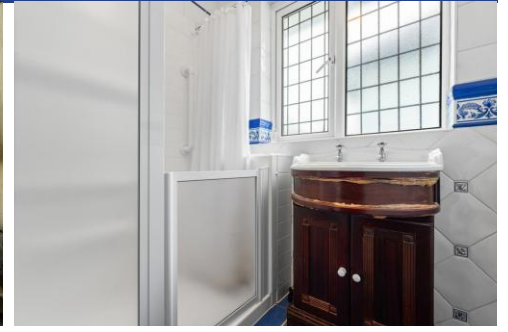
TENURE

MGY are advised that the property is FREEHOLD.

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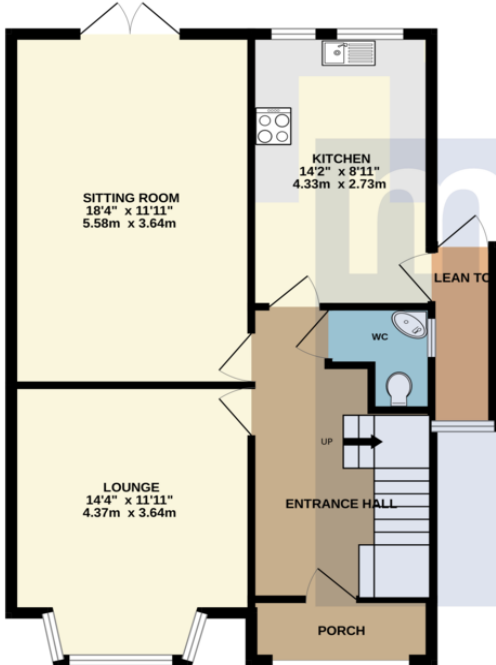


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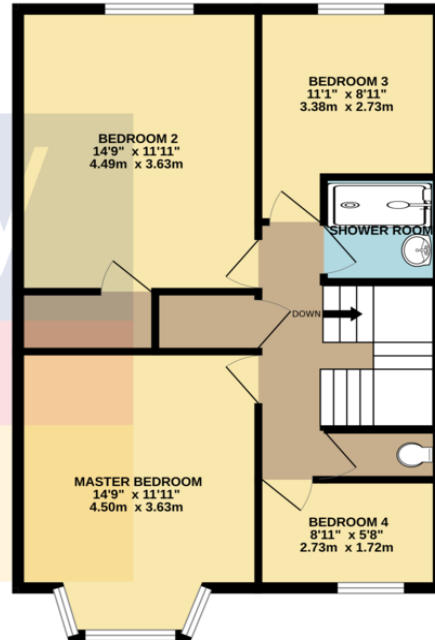


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GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.

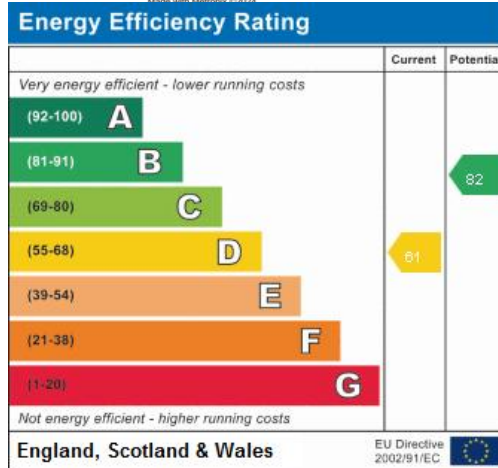


1ST FLOOR
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 1343 sq.ft. (124.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Pontcanna 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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