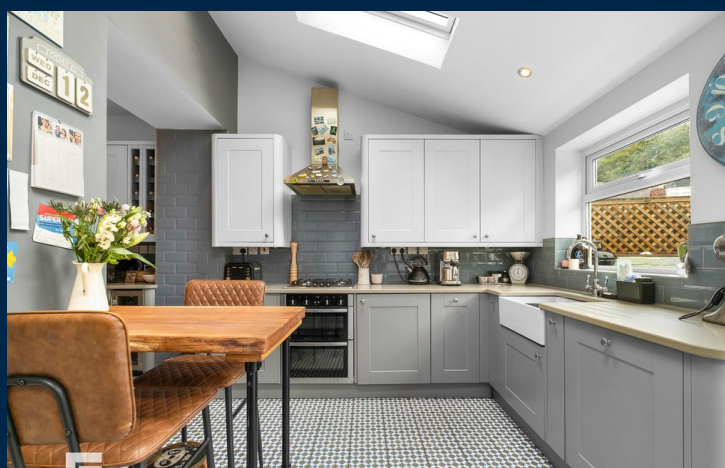
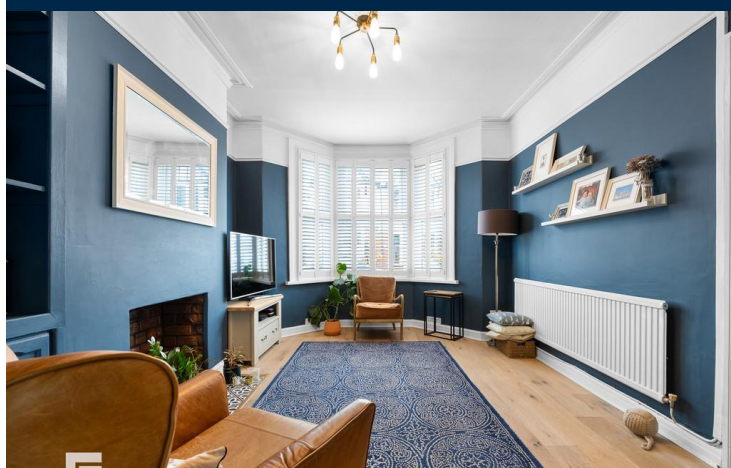




PALACE AVENUE
LLANDAFF
CARDIFF CF5 2DW

ASKING PRICE OF
£499,950



MID TERRACED HOUSE



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2



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2

****SUPERBLY PRESENTED, THREE BEDROOM MID-TERRACED HOUSE IN LLANDAFF WITH OFF ROAD PARKING**** MGY are delighted to bring to market this incredible three bedroom, mid-terraced house on the much favoured Palace Avenue. The property has been maintained to an immaculate standard and offers a modern interior whilst retaining some gorgeous original features and boasts accommodation over three floors. The accommodation briefly comprises entrance hallway, lounge, dining room, kitchen/breakfast room to the ground floor. In addition to this there are two brilliant sized bedrooms and family bathroom to the first floor. Finally, to the second floor there is a third double bedroom with ensuite shower room. The property further benefits from an excellent rear garden with off road parking and rear lane access.

ENTRANCE HALL

Entered via original wooden door with obscured stained glass inset leading from private partly tiled front courtyard. Tiled flooring. Coving and dado rail. Pendant light fitting. Radiator. Doors to all rooms. Stairs to first floor with wooden balustrades.

LOUNGE

11' 6" x 11' 5" (3.51max x 3.48m)
Double glazed uPVC bay window to front with shutters. Original coving and picture rail. Pendant light fitting. Engineered wood flooring. Open fireplace. Alcoves with fitted cupboard and shelving. Radiator.

DINING ROOM

13' 9" x 11' 1" (4.21m x 3.40m)
Folding doors leading to kitchen. Original coving and picture rail. Pendant light fitting. Continuation of engineered wooden flooring. Feature fireplace. Alcoves with fitted cupboard and shelving. Radiator.

KITCHEN/BREAKFAST ROOM

21' 1" x 16' 3" (6.45max x 4.97max)
Fully fitted Wren kitchen with a range of wall, base and drawer units and quartz worktops over. Belfast sink with mixer tap over. Integrated appliances such as: Neff oven with extractor hood above and four ring gas hob. Integrated wine cooler, fridge and freezer, washing machine and dishwasher. Velux to roof. Pendant light fitting and spotlights. Tiled flooring. Radiators. Double glazed uPVC window to rear aspect and Double glazed uPVC bifold doors leading into rear garden.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,518 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing. Double glazed uPVC window to front with shutters. Carpeted flooring. Pendant light fitting and wall mounted lights to side. Dado rail. Doors leading to two bedrooms and family bathroom. Stairs leading to second floor.

BEDROOM ONE

14' 1" x 10' 4" (4.31m x 3.16m)
A good sized principal double bedroom located to the front of the house. Large bay window with shutters. Engineered wood flooring. Built in wardrobes to both alcoves. Pendant light fitting. Radiator.

BEDROOM TWO

11' 3" x 13' 8" (3.44m x 4.17m)
A second double bedroom located to the rear of the house. Large double glazed uPVC window with roller blind. Engineered wood flooring. Built in cupboard to one alcove housing combi boiler. Feature fireplace. Ceiling rose with pendant light fitting. Radiator.

BATHROOM

6' 5" x 6' 3" (1.97m x 1.93m)
A good size family bathroom with obscure double glazed window to rear. White suite comprising bath with mixer tap over, plus rainfall shower and separate fixture. Vanity wash hand basin with storage under. WC. Partly tiled walls. Tiled flooring. Shaver point. Extractor. Pendant light fitting. Radiator.



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SECOND FLOOR

BEDROOM THREE

11' 8" x 12' 1" (3.56m x 3.69m)

A third double bedroom. Exposed brick to one wall. Carpeted flooring. Velux windows. Spotlights. Wall mounted thermostat for ensuite underfloor heating. Boarded loft storage either side. Radiator. Door to:

ENSUITE

5' 6" x 5' 10" (1.69m x 1.78m)

Tiled flooring and partly tiled walls. Pedestal wash hand basin with mixer tap over. Splashback. WC. Walk in corner shower cubicle with mains powered rainfall shower over. Underfloor heating. Velux. Shaver point. Spotlights. Extractor.

OUTSIDE

Front - Gated front courtyard with tiled pathway leading to front door.

Rear - Excellent landscaped rear garden. Laid to lawn and partly decked. Flower beds. Fence and brick wall borders. Shed. Shingled area to the rear leading to off road parking space and gated lane access.

TENURE

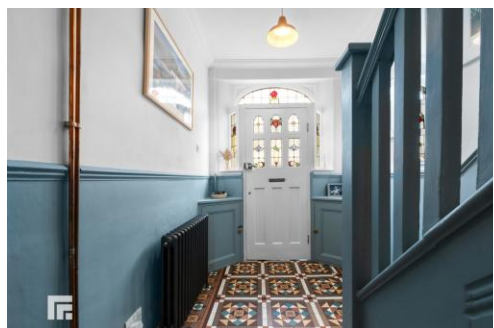
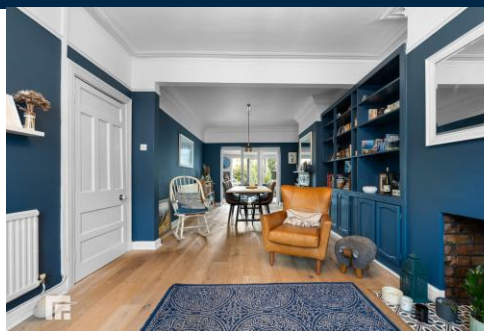
MGY are advised that the property is FREEHOLD.



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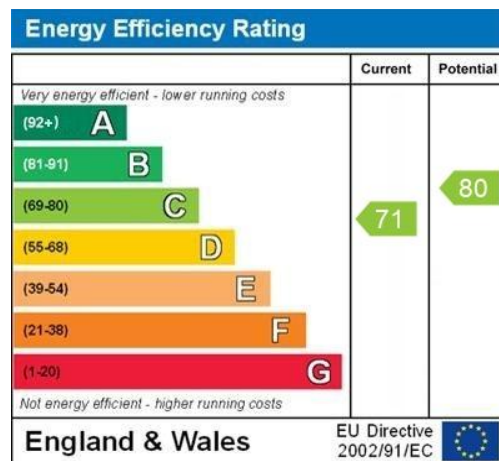
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PONTCANNA 02920 397152

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



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