



Offers In Excess Of £950,000

The Avenue | Cardiff | CF5 2LQ

Hern & Crabtree

No Chain. Placed on one of Llandaff's most coveted streets, The Avenue is a no-through road, placed within the village's conservation area and is within a short stroll to the High Street. This imposing, handsome, semi-detached residence extends over three floors with five good size bedrooms, two bathrooms and two reception rooms along with a kitchen breakfast room.

The property is entered via a traditional storm porch into a beautiful, naturally bright hallway. There is a separate living room to the front of the property boasting sash windows, wood flooring and period detailing. The ground floor continues with a convenient, sizable downstairs cloakroom, and an impressive dining room with french doors leading out onto the rear garden. The kitchen is a quality, shaker style with a breakfast bar and ample light flooding in from each angle. On the first floor are four bedrooms and four piece bathroom suite with stairs leading to the second floor where the master bedroom, en-suite and walk in wardrobe/dressing room can be found.

Outside, the property offers pretty, landscaped rear garden that have been well stocked with shrubs and trees along with lawn and patio sitting areas. To the front is driveway block paved with a double gate giving side access. Internal viewings are an absolute must for this wonderful family home to be fully appreciated!



Entrance Hall 17'10 max x 11'6 max

Entered via a double glazed wood front door with stained glass window, wood leaded window to the front, stairs to the first floor, coved ceiling, picture rail, feature cast iron fireplace, radiator, wood parquet flooring.

Cloakroom

Double obscure glazed pvc window to the side, w.c and vanity wash basin, heated towel rail, half rise tiled wall, tiled floor, understairs cupboard.

Living Room 16'3 max into bay x 12'11 max

Two double glazed stained glass window to the side and double glazed

pvc sash windows to the front with half rise plantation shutters, coved ceiling, ceiling rose, picture rail, cast iron feature fireplace, wood parquet flooring.

Dining Room 11'7 x 14'11

Double glazed French doors leading out to the garden and windows either side, fitted glass cabinets to alcoves, radiator, feature cast iron fireplace, coved ceiling, ceiling rose, picture rail, wood parquet flooring.

Kitchen/Breakfast Room 20'2 x 11'9

Double glazed pvc sash window to the rear and side, a stable style wood double glazed door leading out to the

garden. The kitchen is fitted with a range of wall and base units with Quartz worktop over, one and a half bowl stainless steel sink and drainer with mixer tap and Quooker instant hot water tap, Miele integrated dishwasher, integrated Twin Miele ovens and a five ring Neff hob and wok hob with cooker hood above, breakfast bar, space and plumbing for an American style fridge/freezer, larder cupboards, tiled floor with electric underfloor heating.

First Floor Landing

Stairs rise up from the hall with a dog leg staircase, on the half landing has a double glazed pvc window to the side,

radiator, picture rail, stairs to the second floor. a corridor to a bedroom and family bathroom.

Bedroom Two 16'9 max into bay x 12'5 max into alcove

Double glazed bay window to the front with fitted plantation shutters, coved ceiling, picture rail, radiator, shelving and storage to alcoves, feature cast iron fireplace, engineered oakwood floor.

Bedroom Three 12'6 x 15'5

Double glazed sash window to the rear, radiator, picture rail, coved ceiling, ceiling rose.



Bedroom Four 12'1 max x 8' expanding to 11'9 max

Double glazed window to the front, radiator, feature cast iron fireplace, picture rail, ceiling, rose. An L shaped room.

Bedroom Five 12'2 x 9'6

Double glazed window to the rear, radiator, cast iron feature fireplace, built in cupboard and shelving.

Bathroom 10'10 x 8'3

Two double glazed windows to the side, a free standing contemporary Lusso bathtub with wall mounted mixer tap, a shower quadrant with plumbed shower and separate shower mixer and sliding door, a wall hung w.c

and twin wash hand basin, light up mirrored vanity cupboard, heated towel rail, extractor fan, part tiled walls, tiled floor.

Second Floor

Stairs rise up from the first floor landing, skylight window, linen cupboard.

Master Bedroom 14'6 x 14'5

Double glazed window to the front with French shutters, radiator, feature cast iron fireplace, in-built wardrobe, coved ceiling.

Shower Room 12'10 max x 6'10 max

Double glazed window to the rear, a walk in shower quadrant with plumbed shower, bidet, w.c and twin wash hand

basins and vanity cupboard, mirrored vanity cupboard and light, heated towel rail, extractor fan, part tiled walls, tiled floor with electric underfloor heating, door to a walk in wardrobe.

Walk in wardrobe 12'1 max x 10'9 max

With fitted wardrobes with hanging rails and shelving, eaves storage, radiator, hot water tank, plumbing for a washing machine, wood laminate floor.

Rear Garden

Enclosed garden, stone paved patio, outside power point and cold water tap, lawn area, wood chippings play area, gate to the storage area and driveway.

Front

A keyblock driveway with space for 2-cars, electric car charger, low rise brick wall, stone chipping and shrubs, stone paved path to the front door and access gate which leads to storage area and to the rear garden.

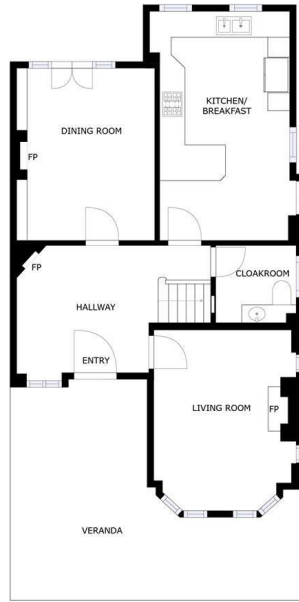
Tenure

We have been advised by the seller that the property is freehold. Council tax band is H.

Additional Information

Epc - The property has been fully renovated, most recently in 2022 which included a full electrical re-wire, hard-wired internet, new radiators and new family bathroom.'





FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 906 sq. ft., 84 m²; FLOOR 2: 937 sq. ft., 87 m²;
 FLOOR 3: 447 sq. ft., 41 m²
 TOTAL: 2290 sq. ft., 212 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 906 sq. ft., 84 m²; FLOOR 2: 937 sq. ft., 87 m²;
 FLOOR 3: 447 sq. ft., 41 m²
 TOTAL: 2290 sq. ft., 212 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

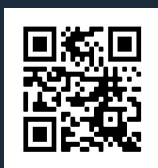
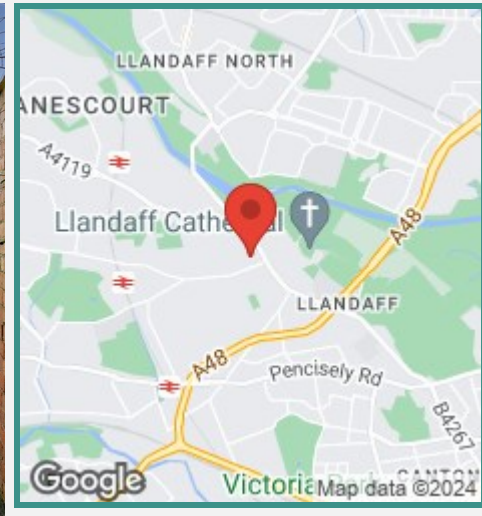
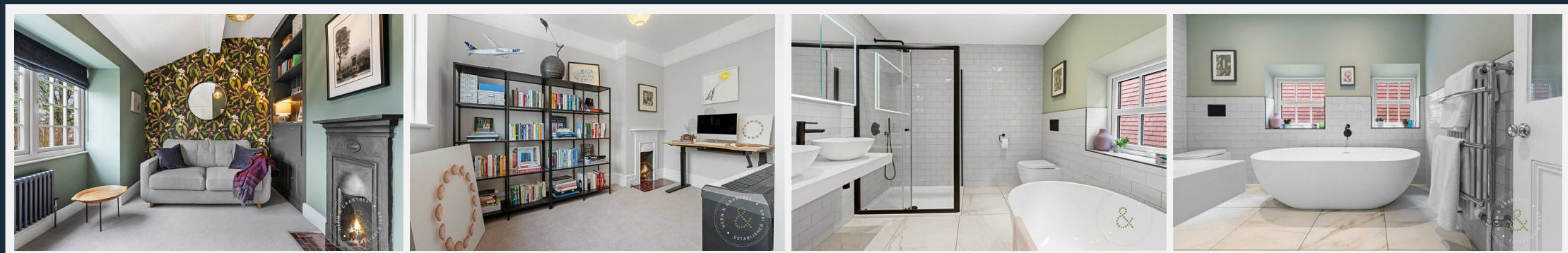
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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