



Maplewood Avenue

| Llandaff North | Cardiff | CF14 2LZ



MAPLEWOOD AVENUE

Guide Price £350,000



Garage
Attached garage

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

Additional Information
Epc -

Rarely available. Perfectly tucked away on this quiet, no through road in the heart of Llandaff North. This three bedroom semi-detached house is well balanced and benefits from a wonderful size rear garden. Although in need of modernisation, this property presents excellent potential for those looking to add their personal touch and create their dream home.

The accommodation briefly comprises: Entrance Hall, Lounge, Dining Room and Fitted Kitchen to the ground floor. To the first floor are Three Bedrooms and a Shower Room. Further benefiting from front and rear gardens as well as off street parking and a single garage.

Maplewood Avenue is nestled away off Station Road and is perfectly suited close to a variety of shops and amenities. Hailey Park, the Taff Trail and Llandaff Rowing club are within walking distance and there are excellent bus and train links close by. There are also good primary and secondary schools of both Welsh and English medium within walking distance. Internal viewings are highly recommended!

Entrance Porch

Double-glazed pvc porch into the hallway.

Hallway

Stairs to the first floor. Understairs cupboard. Stained glass window to the front. Radiator.

Lounge

18'3" x 12'1"
Double-glazed bay window to the front. Radiator. Picture rail. Fireplace.

Dining Room

14'7" max into bay x 11'7" into alcove
Single-glazed stained glass bay window to the rear. Electric fireplace. Picture rail.

Kitchen

11'11" x 8'2"
Double-glazed window to the rear. The kitchen is fitted with wall and base units with worktops. Sink and drainer. Space for a gas

cooker with cooker hood over. Space for a base fridge. Radiator. Door to utility.

Utility

9'2" x 9'4"
Double-glazed door to the side and double-glazed window.

FIRST FLOOR

Stairs from the entrance hall with a wooden hand rail.

Landing

Obscure double-glazed stained glass window to the side. Bannister. Recess for open airing cupboard and Worcester gas combi boiler.

Bedroom One

12' x 15'
Double-glazed window to the front. Radiator. Feature fireplace.

Bedroom Two

11'11" x 12'1"
Double-glazed window to

the rear. Radiator. Feature fireplace.

Bedroom Three

8'2" x 8'8"
Double-glazed window to the rear. Radiator. Picture rail.

Shower Room

8'4" x 6'2"
Obscure double-glazed window to the front and side. W/c and wash hand basin. Walk in double shower. Radiator.

OUTSIDE

Front

Off-street parking hardstand. Patio and lawn area with a mature hedge to the front. Flower borders.

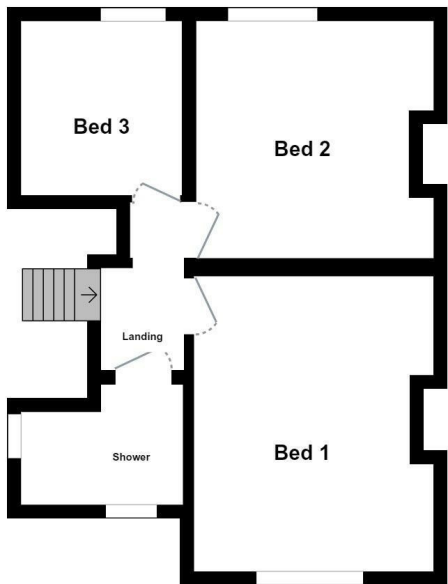
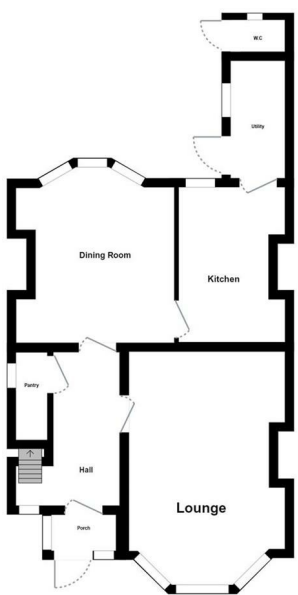
Rear

Enclosed rear garden with lawn. Mature shrubs, trees and flower borders. Former coal sheds. Door access to the garage. Outside toilet.



Call Hern & Crabtree to arrange a viewing on **02920 555 198**

<https://www.hern-crabtree.co.uk>



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		
		79
	60	

England & Wales EU Directive 2002/91/EC



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ
 Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.