



The Avenue

| Llandaff | Cardiff | CF5 2LP



THE AVENUE

Guide Price £325,000



owner having a one fifth share of the freehold. Maintenance charge is approximately £100.00 per month and covers your buildings insurance and general building maintenance. EPC - D Council Tax - D

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 elegant and stunning two double bedroom first floor apartment has been modernised throughout and boasts a light and spacious accommodation. There is a blend of period features and modern fixtures throughout that will ensure this property will prove to be popular. Briefly comprising: Communal Entrance, Entrance Hall, Lounge/Kitchen/Diner, Two Double Bedrooms, En Suite and Family Bathroom. In addition there is modern gas central heating and full double glazing, Llandaff village is without question one of the most popular villages in Cardiff with plenty of local independent shops, cafés and restaurants. Llandaff provides excellent public transport links to Cardiff city centre and M4 access via the A48.

Communal Entrance

Entered via wooden stained glass door into communal hallway, wide stairwell and landing to the first floor.

Hallway

Spotlights to ceiling, panelled radiator, power points, security entry phone, storage cupboard with power, plus additional storage cupboard, doors to all rooms.

Washing machine is included and located in hallway storage cupboard 1. Integral coat hanging space in Cupboard 2.

Lounge/Kitchen/Diner

25'0" x 18'08" max
Fitted with a range of wall and base units with work surface over, five ring gas hob, extractor hood above and electric oven beneath, single bowl stainless steel sink and drainer with mixer tap, integrated dishwasher,

fridge and freezer, built in microwave, cupboard housing the gas combination boiler, walls are part tiled, power points, space for table and chairs. Lounge area has two panelled radiators, TV point., Power points, double glazed bay window to the side, double glazed stained glass windows to the rear, spotlights to ceiling,

Bedroom One

17'11" x 11'07" into bay

Double glazed sliding glass sash bay window to the side, two panelled radiators, power points.

Bedroom Two

9'05" max x 15'05"

Double glazed sliding sash window to the front, panelled radiator, power points, door to:

En-Suite

Fitted with a three piece

suite comprising: Fully tiled shower cubicle with shower attachment, low level W.C and wash hand basin with mixer tap, chrome heated towel rail, spotlights to the ceiling, extractor fan, obscure sliding sash window to the front.

Bathroom

5'10" x 13'01" max

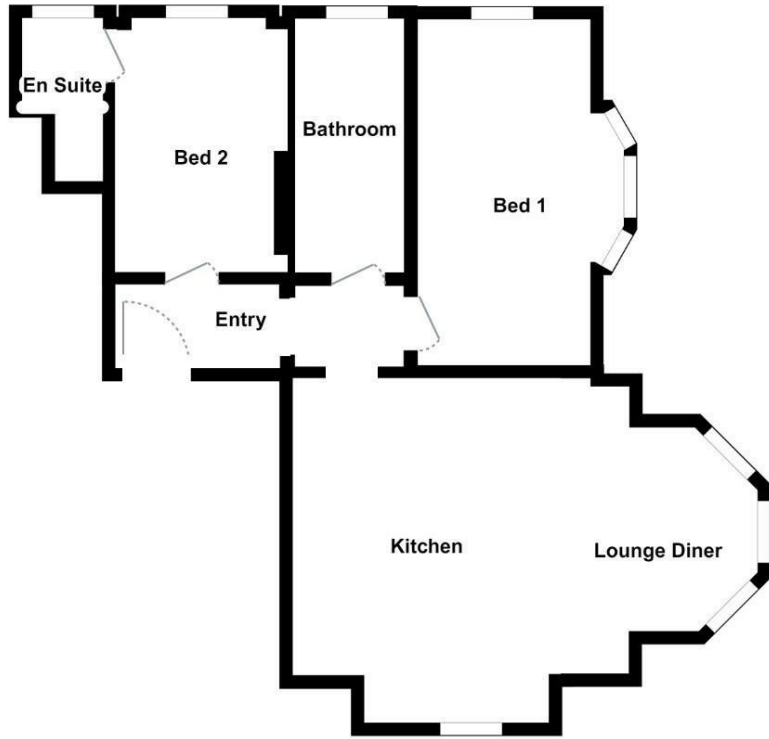
Fitted three piece suite in white comprising: Panelled bath with mixer tap and shower attachment, low level W.C, vanity wash hand basin with mixer tap, chrome heated towel rail, spotlights to the ceiling, extractor fan, double obscure glazed sliding sash window to the front.

Tenure and Additional Information

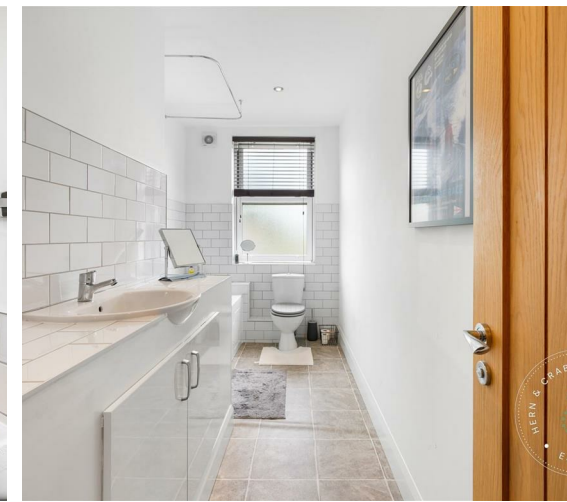
We have been advised by the seller that the property is leasehold with 999 years from 1st January 1964, the



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



For illustration purposes only. Not to scale.



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		71	79
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.