



# Bishops Avenue

| Llandaff | Cardiff | CF5 2HJ



# BISHOPS AVENUE

Guide Price £495,000



No chain. Rarely available. A wonderful opportunity to acquire one of very few detached house placed on this prestigious street of Bishops Avenue in Llandaff. Having been a fantastic family home for over 60 years, this property has excellent potential ready for the next occupier to put their own stamp on.

This imposing, three bedroom detached home was built in 1937 by the builder of the road for his own occupation. The current accomodation briefly comprises: Entrance Hall, Lounge with double doors opening into the Dining Room, Breakfast Room and Fitted Kitchen to the ground floor. To the first floor are Three Bedrooms and a Bathroom. The property further benefits from a private rear garden and off street parking with a single garage.

Bishops Avenue is located within a stones throw of the ever so popular Insole Court and is within a 10 minute walk to Llandaff High Street where there are plenty of local shops and amenities. There are very good lo transport links to and from Cardiff City Centre via train and bus links. There are excellent local primary and secondary schools within walking distance. Internal viewings are an absolute must!

## Entrance Hall

Entered via a wood stained glass front door, a single glazed wood windows, radiator, wood parquet flooring, stairs to the first floor with understairs storage.

## Lounge

15'10 x 12'1

Single glazed wood window to the front, radiator, fireplace, wood parquet flooring, French doors lead to the sitting room.

## Sitting Room

11'4 x 14'5

Double glazed window to the rear, single glazed window offering light to the dining room, radiator, gas fire, wood parquet flooring.

## Dining Room

6'10 x 11'7

Single glazed window to the side, radiator, door to cloakroom.

## Cloakroom

Single glazed window to the side, w.c and wash hand basin.

## Kitchen

13'7 x 7'6

Single glazed window to the rear, double glazed window to the side and single glazed door to the rear, wall and base units, plumbing for a washing machine, space for further appliances, one and a half bowl sink and drainer, space for cooker, floor mounted boiler.

## First Floor Landing

Stairs rise up from the hall with wooden handrail, single glazed stained glass window to the side, access to loft space.

## Bedroom One

15'10 max x 10'9

Single glazed bay window to the front, radiator, fitted wardrobes.

## Bedroom Two

14'9 x 11'6 max

Double glazed window to the rear, radiator, corner shower cubicle.

## Bedroom Three

6'10 x 10'

Single glazed wood window to the front, radiator.

## Bathroom

9' x 6'7 max

Double glazed window to the rear, a claw feet bath, w.c and wash hand basin, radiator, airing cupboard with hot water tank.

## Rear Garden

Patio area, small garden area with shrubs, timber framed shed, cold water tap.

## Garage

A detached single garage with up and over door to the front.

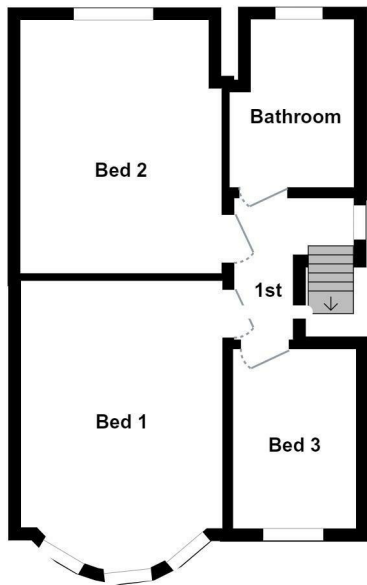
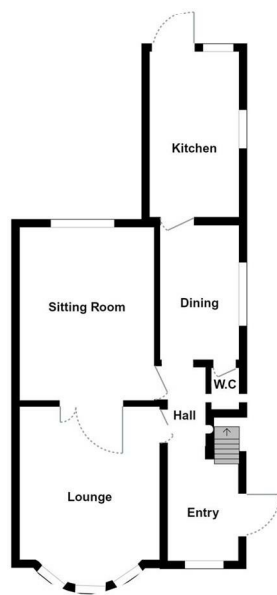
## Front

Driveway to the side, lawn to front and low rise brick wall.



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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.