



Butleigh Avenue

| Llandaff | Cardiff | CF5 1BZ



BUTLEIGH AVENUE

Guide Price £425,000



rose bush. Path to the front door.

Rear

Enclosed rear garden with brick wall and wooden fence surround. Paved sitting area. Mature shrubs and flowers border to the sides. Lawn area. Paved path. Outside cold water tap.

Additional Information

We have been advised by the vendor that the property is Freehold.
Council Tax -
Epc -

No Chain! A fantastic opportunity to acquire this bay fronted three bedroom mid terrace house perfectly located on the cusp of Llandaff and a stones throw away from Victoria Park, Having been a well loved family home for decades, this property is in need of full modernisation but offers excellent potential.

With plenty of charm and character, the accommodation briefly comprises: Entrance Hall, Lounge, Dining Room, Fitted Kitchen and Cloakroom to the ground floor. To the first floor are Three Bedrooms, and a Family Bathroom. The property further benefits from a good size rear gardens as well as a single garage and lane access to the rear.

Butleigh Avenue is located close to Llandaff and Victoria Park which offer a variety of shops, cafés and restaurants along with reputable schools and easy access to Cardiff City centre. There are very good public transport links to Cardiff. Be quick and book early!

Entrance

Entered via obscured glazed aluminium doors with matching obscure glazed windows to the side and over.

Hallway

Coved ceiling. Radiator. Parquet flooring. Stairs to the first floor with understairs storage cupboard.

Lounge

14'4" x 11'3" max
Double-glazed bay windows to the front. Coved ceiling. Radiator. Gas fireplace with tiled mantle and hearth.

Dining room

11'42 x 14'4" max
Double-glazed bay windows to the rear. Radiator. Coved ceiling. Parquet flooring. Gas fireplace with wooden surround and marble back and hearth.

Kitchen

19'10" x 5'4"
Galley kitchen with double-glazed windows to the side and double-glazed patio door leading out to the side. The kitchen is fitted with wall and base units with laminate work surfaces. Integrated gas hob and electric oven. Stainless steel sink and drainer with plumb for washing machine. Space for a fridge. Radiator. Tiled walls and floor.

W/c

5'3" x 3'11"
Low-level w/c and wash hand basin. Boiler. Double-glazed window to the rear. Tiled walls.

FIRST FLOOR

Stairs rise up from the entrance hall.

Landing

Radiator. Doors to:

Bedroom One

14'4" x 9'6"
Double-glazed bay windows to the front. Radiator. Fitted wardrobes.

Bedroom Two

9'2" x 11'10"
Double-glazed window to the rear. Radiator. Fitted wardrobes.

Bedroom Three

5'5" x 7'10"
Double-glazed bay window to the front. Radiator. Picture rails.

Bathroom

5'9" x 7'5" max
Obscure double-glazed window to the rear. Bath with shower over, w/c and wash hand basin. Radiator. Loft access hatch. Tiled walls.

OUTSIDE

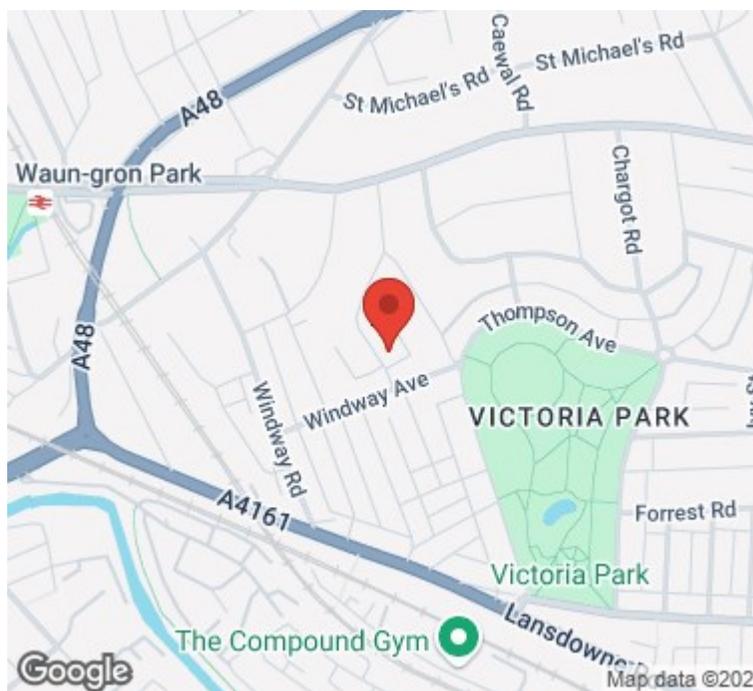
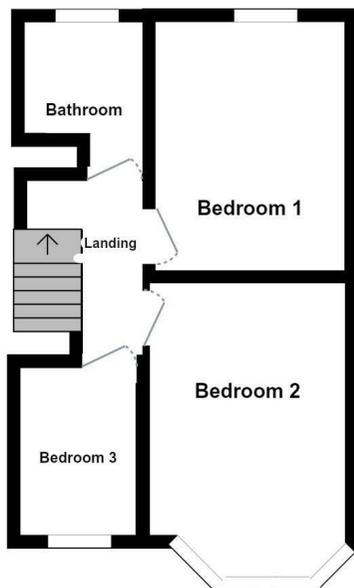
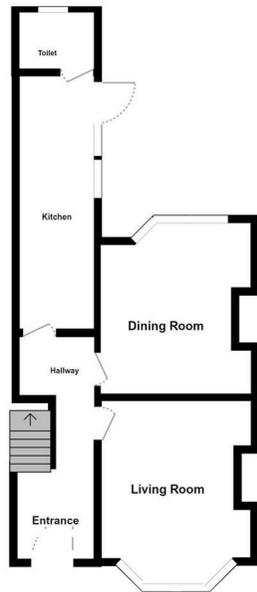
Front

Low-rise brick wall with iron gates to the sides. Tree and



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(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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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.