

Palace Avenue

LLANDAFF, CARDIFF, CF5 2DW

GUIDE PRICE £325,000

Hern &
Crabtree



Palace Avenue

A larger style three bedroom mid-terrace house placed on this popular no through road of Palace Avenue in Llandaff. Maintaining plenty of charm and character with period features, this property is need of full renovation but offers huge potential.

Palace Avenue, a pleasant no-through road, is particularly well situated within a short stroll of the busy High Street with its array of shops, coffee houses and restaurants, the Cathedral and 'Village' Green.



sq ft

Entrance Hall

Storm porch with tiled floor, entering the hall via a wood front door with obscure glazing, utility meters, radiator, stairs to the first floor with understairs storage.

Lounge

13'8 x 13'6

Bay window to the front, picture rail, fireplace (not in working order).

Sitting Room

11'9 x 11'2

Patio doors to the rear, coved ceiling, picture rail, fireplace.

Dining Room

10'11 x 14'5

Sash window to the side, electric fire, radiator.

Kitchen

11'1 x 6'6

Single glazed sash window to the side, wall and base units, stainless steel sink and drainer, plumbing for a washing machine, tiled floor.

Larder

4'6 x 6'9

Obscure window to the rear, tiled floor.

Lean To

10'2 x 3'

Half brick built lean to with corrugated roof, obscure door to the side, patio door to the rear garden.

Downstairs w.c.

Obscure window to the rear, w.c.

Store Room

2'10 x 6'3

Used as a store room by current owners.

First Floor Landing

Stairs rise up from the hall with wooden handrail, access to loft space, built in cupboard.

Bedroom One

17'4 x 13'10

Bay window to the front.

Bedroom Two

14' x 11' max

Window to the rear, fireplace.

Bedroom Three

12'3 x 11'3

Window to the rear, fireplace.

Bathroom

6'11 x 5'9 max

Obscure glazed window to the side, bath with Triton shower over, w.c and wash hand basin, cupboard housing the boiler and water tank.

Rear Garden

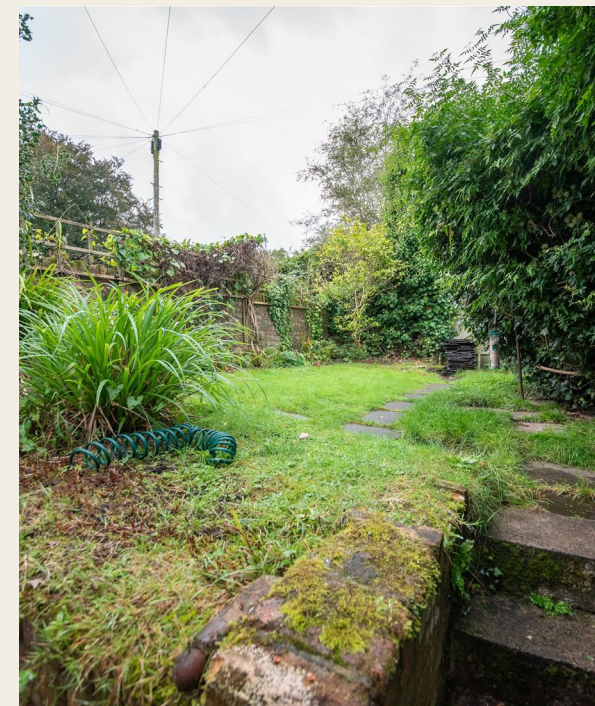
A raised garden with brick wall to side, steps to lawn, cold water tap, gate to lane access.

Front

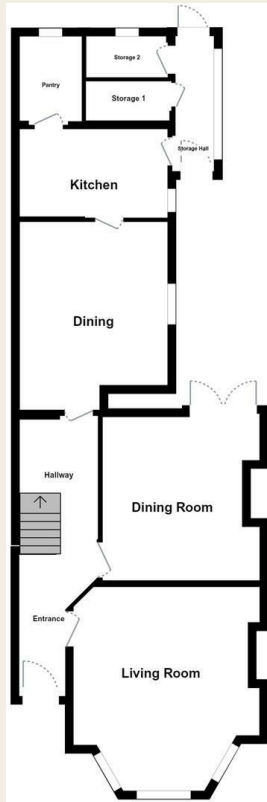
A forecourt front. pedestrian gate.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax is.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		29	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	