

Vaughan Avenue

LLANDAFF, CARDIFF, CF5 2HR

GUIDE PRICE £550,000

**Hern &
Crabtree**



Vaughan Avenue

Rarely available. A superbly extended three bedroom semi-detached family home located in a beautiful spot, adjacent to the ever so popular Insole Court in Llandaff with views across the green.

The open plan kitchen/diner/sitting area takes centre stage with French doors leading onto the private rear garden making the perfect family home. This modern 1930's style property has been improved and modernised throughout and the accommodation briefly comprises Entrance Hall, Cloakroom, Reception Room and a spacious Kitchen/Diner/Living Area to the ground floor. To the first floor are Three Bedrooms and a Four Piece Family Bathroom. The Rear Garden has been landscaped to blend tastefully with the house. The property further benefits from off street parking and a single garage.

Llandaff High Street can be found just a 10 minute walk away. Llandaff offers a variety of independent cafés shops and amenities including Rugby Club, Rowing Club and the historic Llandaff Cathedral. Llandaff offers excellent public transport links to Cardiff city centre via bus and rail along with the Taff Trail. In close proximity to excellent local schools with Llandaff Primary School being a short stroll up the road and also Bishop of Llandaff High School. There are also great Welsh medium schools in catchment too. Be quick and book early!



1175.00 sq ft

Entrance Hall

Entered via a double glazed obscure front door, an L shaped hallway with stairs rise up to the first floor, radiator, wood parquet flooring.

Inner Lobby

With a cupboard housing the Worcester combination boiler and coat hooks.

Cloakroom

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

Living Room

12'6 max x 12'3 into alcove
Double glazed bay window to the front, fitted shelving, radiator, picture rail.

Kitchen/Diner/Sitting Area

23' max x 18'6 max
Double obscure glazed window to the side, a door leads out to the driveway, fireplace inset to the chimney breast and slate hearth, a Shaker style kitchen has wall and base units with Quartz worktop over, five ring gas hob with cooker hood above and Neff slide and hide oven and microwave combination, twin Belfast ceramic sink, integrated fridge and freezer, breakfast bar, integrated Neff dishwasher, vertically wall-mounted mirrored radiator, tiled flooring with electric underfloor heating, double glazed wood French doors leading out to the garden with wood windows and two skylight windows.

First Floor Landing

Stairs rise up from the hall with wooden handrail, double obscure glazed window to the side, access to loft space.

Bedroom One

13'3 max x 10'1 max
Double glazed bay window to the front, radiator, fitted wardrobes. picture rail.

Bedroom Two

10'11 x 10'8
Double glazed window to the rear, radiator, fitted wardrobes, picture rail.

Bedroom Three

10'7 max x 8'7 max
Double glazed window to the front, radiator, picture rail.

Bathroom

11' x 6'2
Double obscure glazed window to the side and rear, a four-piece suite comprising, a Heritage freestanding bathtub with upstand mixer tap and shower attachment, w.c, wash hand basin and corner shower with raindrop shower, radiator/heated towel rail, tongue and groove wood panelled walls, underfloor heating.

Rear Garden

Enclosed garden, mature shrubs, trees and flower borders, raised decking, lawn, access to the garage.

Garage

A detached single garage

Front

Driveway parking, a picket fence and gate, mature shrubs, trees and flower borders.

Tenure and additional information

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

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations.

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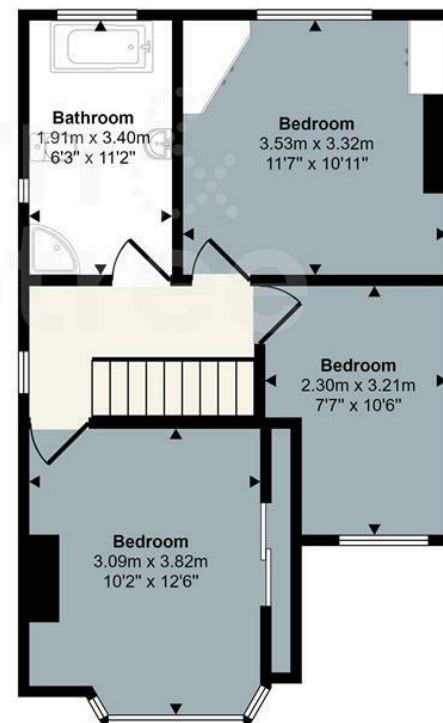




Approx Gross Internal Area
109 sq m / 1175 sq ft

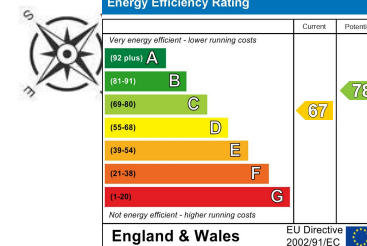


Ground Floor
Approx 64 sq m / 688 sq ft



First Floor
Approx 45 sq m / 487 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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



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