

Granville Avenue

LLANDAFF, CARDIFF, CF5 1BW

OFFERS IN EXCESS OF £499,950

**Hern &
Crabtree**



Granville Avenue

Set on a popular and sought-after street just moments from the ever-popular Victoria Park, this traditional three-bedroom semi-detached house is well presented throughout. With plenty of charm and character, the property offers a fantastic opportunity for buyers seeking to put their own stamp on a well-maintained home with the potential to extend (subject to planning permission).

The accommodation briefly comprises: a welcoming porch, a spacious entrance hall, a bright and airy lounge, and a separate dining room with doors opening onto the rear garden. The dining room also flows seamlessly into a well-fitted kitchen, creating a sociable and functional ground floor layout.

Upstairs, you'll find three good-sized bedrooms, a shower room, and an additional bathroom. Stairs from bedroom two lead to a versatile loft room, offering further potential for use as a home office or hobby room

Externally, the property boasts a generously sized rear garden as well as off-street parking to the front.

Granville Avenue is located on the cusp of Llandaff and Victoria Park and is very popular thanks to its convenient location and excellent city centre public transport links. Canton/Victoria is well known for its large variety of cafés, shops and amenities along with some of Cardiff's acclaimed restaurants too. There are also good primary and secondary schools both Welsh and English within catchment. Internal viewings are highly recommended!



1376.00 sq ft

Entrance

Entered via a composite door into a porch.

Porch

Obscure double glazed window to the front. Single glazed window to the side. Wooden door into the entrance hall.

Hallway

Stairs to the first floor. Parquet flooring. Radiator. Coved ceiling.

Cloakroom/Shower Room

Obscure double glazed window to the side. Shower, w/c and wash hand basin.

Lounge

Double glazed bay window to the front. Parquet flooring. Radiator. Coved ceiling. Fireplace with wooden mantle and marble hearth.

Dining Room

Double glazed window and patio doors to the rear. Parquet flooring. Radiator. Fireplace with wooden surround and feature marble effect hearth.

Kitchen

Double glazed window to the rear and obscure double glazed window to the side. Composite door to the side leading out to the side. The kitchen is fitted with base units with laminate worksurfaces. Stainless steel sink and drainer. Integrated four ring gas hob and electric oven. Space and plumbing for a dishwasher and washing machine. Space for a fridge freezer.

FIRST FLOOR

Dog leg staircase.

Landing

Double glazed window to the side. Bannister.

Bedroom One

Double glazed bay window to the front. Radiator. Fitted wardrobes. Wooden floorboards.

Bedroom Two

Double glazed window to the rear. Radiator. Stairs to the second floor with under stairs storage cupboards.

Bedroom Three

Double glazed window to the front. Radiator. Wooden floorboards.

Bathroom

Obscure double glazed window to the rear and side. Corner shower, w/c, two wash hand basins, and a corner bath. Tiled walls. Laminate flooring. Gas combi boiler. Radiator.

Second Floor

Double glazed skylight window to the rear. Radiator. Bannister.

OUTSIDE

Front

Low rise brick wall. Path to the front. Paved area with slate chippings. Shrubs. Parking to the side.

Rear

Enclosed rear garden with brick wall. Paved sitting area and lawn area. Path leading to the rear. Access to the garage. Cold water tap. Side access and small shed.

Disclaimer

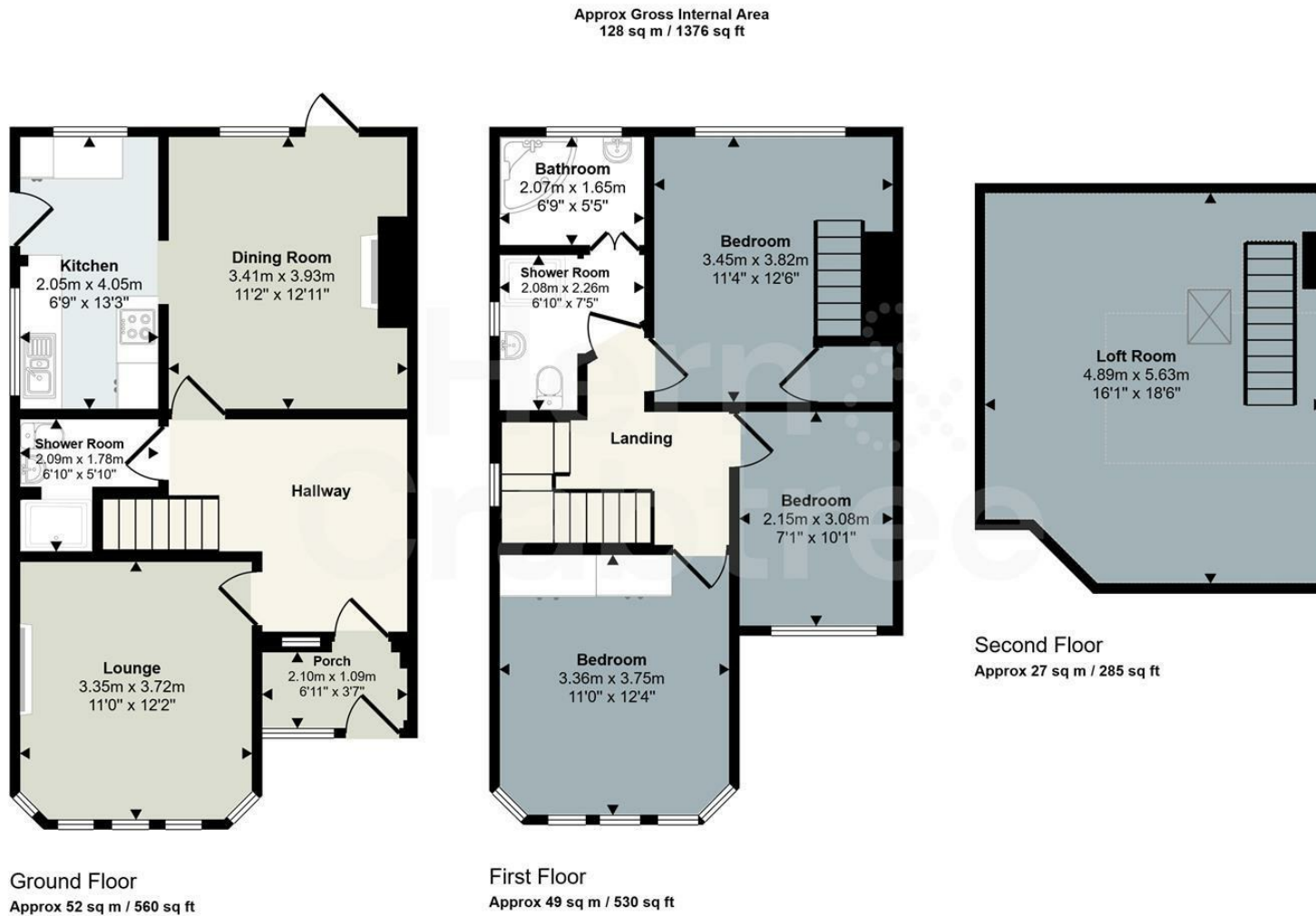
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Additional Information







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	63	74
EU Directive 2002/91/EC		

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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