



WESTERN AVENUE
LLANDAFF
CARDIFF
CF5 2BL

FIXED PRICE OF
£525,000



SEMI DETACHED HOUSE



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EXCEPTIONAL SEMI-DETACHED, THREE BEDROOM HOUSE IN LLANDAFF* MGY** are delighted to bring to market this superb three double bedroom, semi-detached house situated on the much favoured Western Avenue in Llandaff. The accommodation briefly comprises entrance hallway, lounge, sitting room, open plan kitchen/diner, utility/study, downstairs WC, three double bedrooms and family bathroom. The property further benefits from a driveway with space for three vehicles, a great sized outhouse accessed from the rear garden and has gas central heating and double glazing throughout. ***Viewing highly recommended

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,324 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from driveway. Two double glazed uPVC windows to front aspect. Radiator. Understairs storage cupboard. Doors to lounge, sitting room and kitchen/diner. Wall lighting and pendant light fitting. Stairs rising to first floor.

LOUNGE

13' 5" x 12' 1" (4.11m x 3.69m)

Carpet to floor. Double glazed uPVC bay window to front aspect. Pendant light fitting with ceiling rose. Electric fireplace. Power points. TV and telephone point. Radiator.

KITCHEN/DINER

24' 4" x 11' 1" (7.43m x 3.40m)

Laminate flooring. Spotlights and pendant light fitting. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring gas hob with extractor above, and inset 1.5 sink and drainer with mixer tap over. Integrated appliances such as fridge/freezer, dishwasher, oven/grill, and microwave. Power points. Central island with ample stool seating beneath. TV point. Double glazed uPVC window to front aspect with additional double glazed uPVC French doors leading to rear garden. Two radiators. Opening into :-

SITTING ROOM

10' 9" x 12' 10" (3.29m x 3.92m)

Continuation of laminate flooring. Spotlights. Radiator. Power points. TV point. Double glazed uPVC bi-folding doors leading to garden. Opening into :-

UTILITY/STUDY

8' 7" x 6' 9" (2.62m x 2.07m)

Laminate flooring. Wall mounted boiler. Double glazed uPVC window to rear aspect. Power points. Door to WC. Double glazed uPVC partially obscured door leading to rear garden.

WC

2' 10" x 7' 1" (0.87m x 2.16m)

Tiled flooring and partially tiled walls. Wall mounted vanity wash hand basin with mixer tap over and storage beneath. WC. Pendant light fitting. Obscure double glazed uPVC window to side aspect.

FIRST FLOOR

Split level landing. Carpet to stairs and landing. Doors to all bedrooms and bathroom. Loft hatch. Double glazed uPVC window to side aspect. Pendant light fitting.

MASTER BEDROOM

13' 9" x 12' 1" (4.21m x 3.70m)

Carpet to floor. Double glazed uPVC bay window to front aspect. Pendant light fitting. Power points. Radiator.

BEDROOM TWO

14' 6" x 11' 3" (4.44m x 3.44m)

Carpet to floor. Radiator. Power points. Pendant light fitting. Double glazed uPVC window to front aspect.

BEDROOM THREE

8' 7" x 11' 1" (2.62m x 3.40m)

Exposed floorboards. Pendant light fitting. Double glazed uPVC window to side aspect. Fitted cupboard. Power points. Radiator.

BATHROOM

5' 10" x 12' 1" (1.80m x 3.70m)

Laminate flooring. White three-piece-suite comprising panelled bath with mixer tap over and mains powered shower above, WC, and vanity wash hand basin with mixer tap above and storage beneath. Spotlights. Extractor fan. Two obscure double glazed uPVC windows to side/rear aspect. Ample space for storage. Chrome heated towel rail.



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OUTSIDE

Front - Driveway with space for three cars. Gate providing side access. Electric point.

Rear - Laid to patio. Lawn area. Outside tap. Outside electrics. Access to outhouse. Fence and wall border. Shed.

OUTHOUSE

19' 0" x 8' 7" (5.81m x 2.63m)

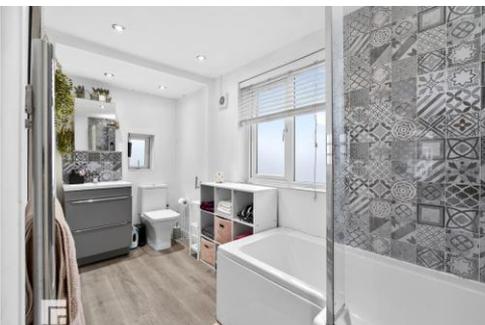
Accessed via rear garden. Two double glazed uPVC windows to side/front aspect. Electrics. Plumbing for washing machine. Tiled flooring.

TENURE

MGY have been advised that the property is FREEHOLD.



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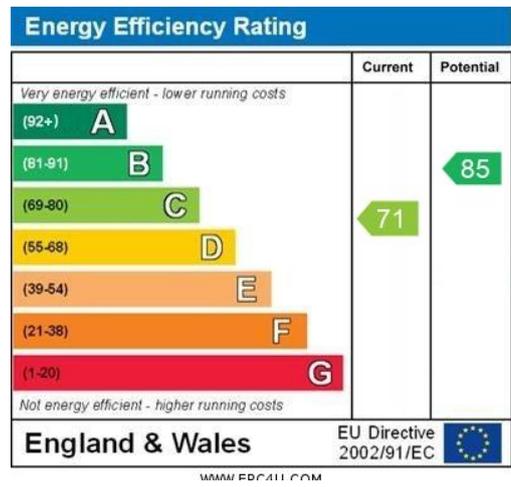
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