

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



WESTERN AVENUE  
LLANDAFF





**ENTRANCE HALLWAY**  
1.65m x 2.54m (5'5 x 8'4)

**LIVING ROOM**  
3.91m x 8.15m widest points (12'10 x 26'9 widest points)

**FAMILY / DINING ROOM**  
6.48m x 5.03m widest points (21'3 x 16'6 widest points)

**KITCHEN**  
2.29m x 10.06m (7'6 x 33')

**UTILITY ROOM**

**DOWNSTAIRS SHOWER ROOM**  
2.11m x 1.80m (6'11 x 5'11)

**THIRD RECEPTION ROOM / OFFICE**  
3.43m x 2.79m (11'3 x 9'2)

**TO THE FIRST FLOOR**

**MASTER BEDROOM**  
3.91m x 4.62m (12'10 x 15'2)

**BEDROOM TWO**  
3.56m x 4.22m (11'8 x 13'10)

**BEDROOM THREE**  
2.84m x 2.74m (9'4 x 9)

**FAMILY BATHROOM**  
1.88m x 2.57m (6'2 x 8'5)  
Large shower cubicle, wash hand basin and WC

**GARDEN**  
Large South Facing garden, large patio area and mature boarders

**DRIVEWAY**  
Parking for 2 cars

**TENURE**  
We are informed by our client that the property is freedhold, this is to be confirmed by your legal advsior.

**COUNCIL TAX**  
Band - G

**SCHOOL CATCHMENT**  
My English medium primary catchment area is Fairwater Primary School (year 2024-25)

My English medium secondary catchment area is Cantonian High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Pencae (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)










## WESTERN AVENUE

LLANDAFF, CF5 2BD - £539,000

 3 Bedroom(s)  2 Bathroom(s)  1853.00 sq ft

Welcome to this impressive semi-detached house on Western Avenue, Cardiff! This property boasts three spacious reception rooms, perfect for entertaining guests or relaxing with your family. With three bedrooms and two bathrooms, there's plenty of space for everyone to enjoy.

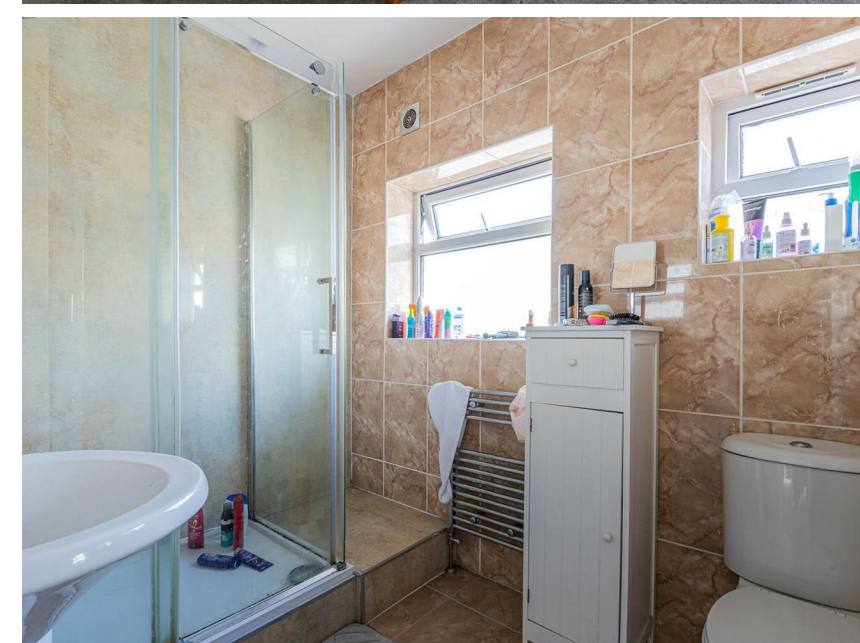
Spanning 1,853 sq ft, this home offers ample space for comfortable living. The ground floor has been impressively extended, providing even more room for you to make your own. The addition of a downstairs shower room adds convenience and practicality to this lovely home.

One of the highlights of this property is the large south-facing garden, ideal for soaking up the sun on lazy weekends or hosting summer barbecues with friends and family. Parking will never be an issue with the driveway that can accommodate two vehicles, making coming home a breeze.

Don't miss out on the opportunity to own this charming property in a desirable location. Book a viewing today and envision the life you could create in this wonderful home on Western Avenue!

### PROPERTY SPECIALIST

Mr Elliott Hooper-Nash  
Elliott@jeffreygross.co.uk  
02920 499680  
Director







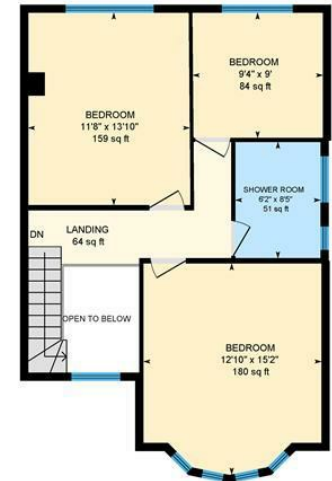
Western Avenue, Llandaff, Cardiff

## Western Ave, Llandaff, CRF

Main Building: Total Interior Area 1853.07 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC