

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



WESTERN AVENUE  
LLANDAFF





#### HALL

#### WC

#### LOUNGE

3.99m x 4.90m (13'1 x 16'1)

#### FAMILY ROOM

3.66m x 4.34m (12 x 14'3)

#### SUN ROOM

3.10m x 2.13m (10'2 x 7)

#### KITCHEN

2.90m x 4.27m (9'6 x 14)

#### DINING SPACE

2.41m x 1.17m (7'11 x 3'10)

#### BEDROOM 1

3.63m x 4.90m (11'11 x 16'1)

#### BEDROOM 2

4.01m x 4.17m (13'2 x 13'8)

#### BEDROOM 3 / STUDY

2.41m x 2.69m (7'11 x 8'10)

#### BATHROOM

1.98m x 2.62m (6'6 x 8'7)

#### BEDROOM 4

4.47m x 4.17m (14'8 x 13'8)

#### EN-SUITE

2.57m x 1.30m (8'5 x 4'3)

#### DETACHED GARAGE

#### BAR / OFFICE

#### TENURE

Freehold - to be confirmed by your solicitor.

#### COUNCIL TAX

Band F










## WESTERN AVENUE

LLANDAFF, CF5 2BB - £525,000

 4 Bedroom(s)  2 Bathroom(s)  1517.72 sq ft

Located on Western Avenue in the desirable Llandaff, Cardiff, this charming house offers a perfect blend of comfort and space. Spanning an impressive 1,518 square feet, the property boasts two spacious reception rooms, four bedrooms & an impressive outhouse ideal for entertaining guests or alternatively a home office.

With four well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room. The two bathrooms & WC provide convenience and privacy, catering to the needs of a busy household.

The exterior of the property features parking for two vehicles, a valuable asset in this sought-after area. Located within walking distance of Llandaff village, Insole Court & Llandaff Fields, along with brilliant transport links and easy access to the M4, it is an excellent choice for families and professionals alike.

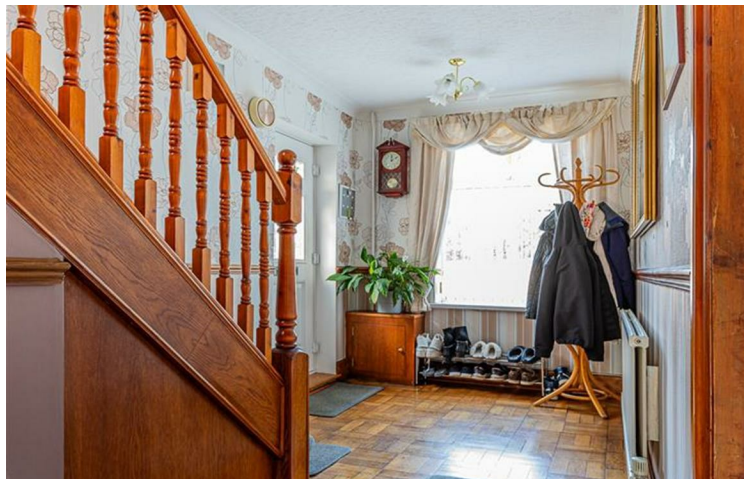
With its generous living space and prime location, it presents a wonderful opportunity for anyone looking to settle in this charming part of Cardiff.



**PROPERTY SPECIALIST**  
Mrs Ruby Ledley  
[ruby@jeffreygross.co.uk](mailto:ruby@jeffreygross.co.uk)  
02920499680  
Valuer



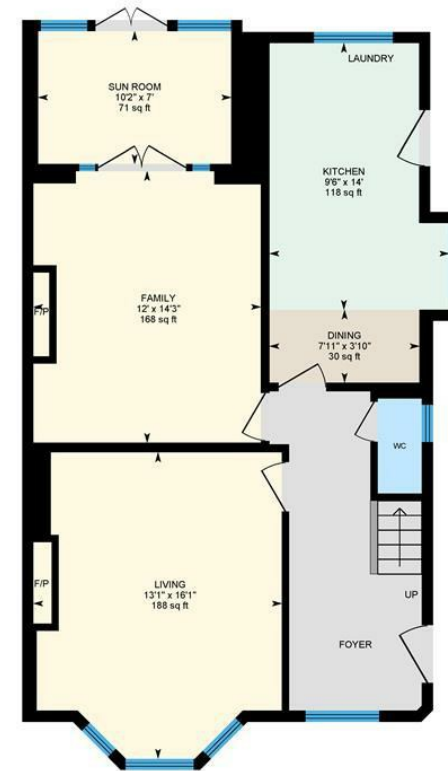




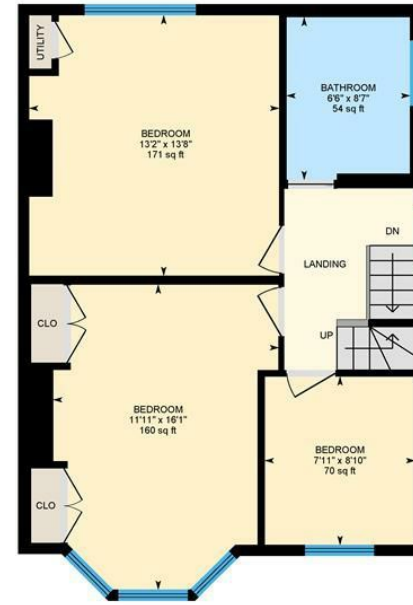
Western Avenue, Llandaff, Cardiff

## Western Ave, Llandaff, CRF

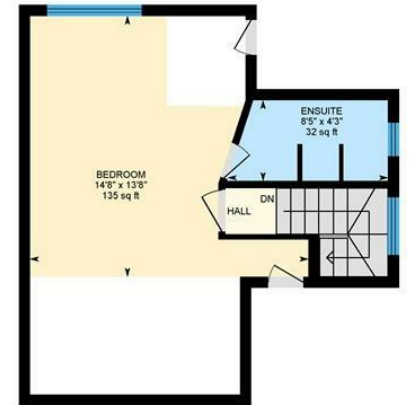
Main Building: Total Interior Area 1524.65 sq ft



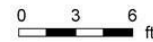
Ground Floor



1st Floor



2nd 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	