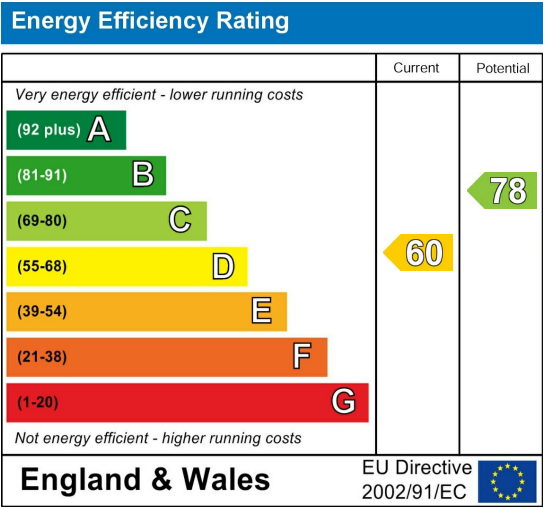


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



WESTERN AVENUE



PORCH

HALLWAY

2.03m x 3.71m (6'8 x 12'2)

LIVING ROOM

4.04m x 3.96m (13'3 x 13)

RECEPTION ROOM

3.81m x 4.24m (12'6 x 13'11)

KITCHEN DINER

3.07m x 5.49m (10'1 x 18)

PANTRY

WC

LANDING

BEDROOM 1

3.73m x 3.68m (12'3 x 12'1)

BEDROOM 2

3.51m x 3.99m (11'6 x 13'1)

BEDROOM 3

3.23m x 3.12m (10'7 x 10'3)

BEDROOM 4

2.31m x 2.41m (7'7 x 7'11)

STORAGE

WC

BATHROOM

TENURE

We are advised that this property is Freehold. This is to be confirmed by your legal representative.

COUNCIL TAX

Band F

SCHOOL CATCHMENT

My English medium primary catchment area is

Fairwater Primary School (year 2024-25)

Note - Howardian Primary and Ysgol

Gynradd Groes-wen Primary School

catchment areas are yet to be

established. Applications are welcomed.

Sylwer - Nid oes dalgylch wedi ei sefydlu

ar gyfer Howardian Primary nac Ysgol

Gynradd Groes-wen Primary School eto.

Croesewir ceisiadau.

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)

Sylwer - Nid oes dalgylch wedi ei sefydlu

ar gyfer Howardian Primary nac Ysgol

Gynradd Groes-wen Primary School eto.

Croesewir ceisiadau. Note - Howardian

Primary and Ysgol Gynradd Groes-wen

Primary School catchment areas are yet

to be established. Applications are

welcomed.

My Welsh medium secondary catchment

area is

Ysgol Gyfun Gymraeg Glantaf (year 2024-

25)

EPC



Comments by - Mrs Ruby Ledley

WESTERN AVENUE

, CF5 2BH - £450,000

 4 bedrooms  2 bathroom(s)  1342.00 sq ft

Nestled on the desirable Western Avenue in Cardiff, this charming house presents an excellent opportunity for those looking to create their dream home. With four spacious bedrooms, this property is perfect for families or those seeking extra space for guests or a home office. The two reception rooms offer versatile living areas, ideal for those seeking more space, or those with growing families.

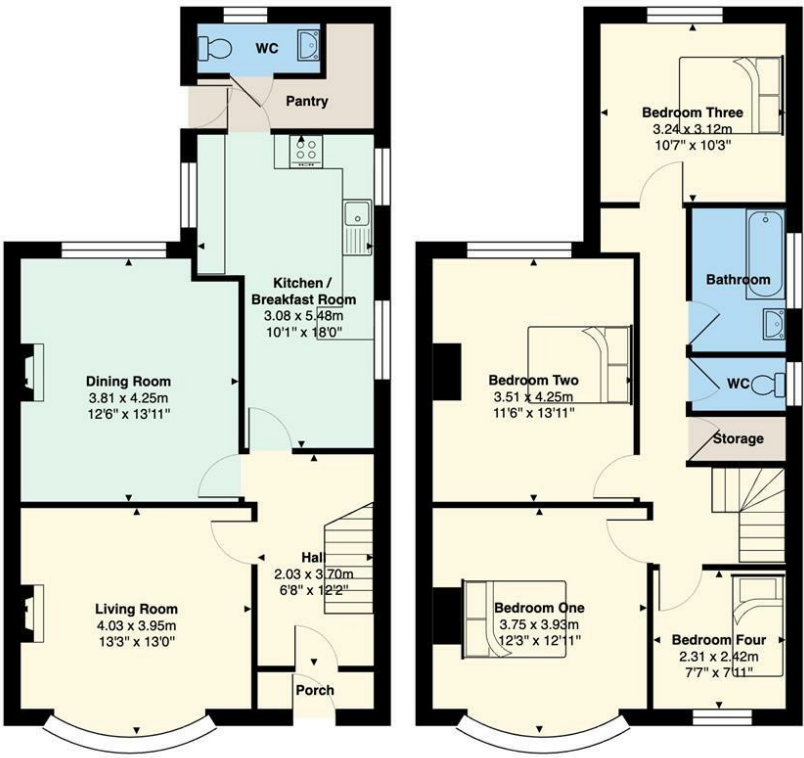
While the house is in need of modernising, this allows for the new owner to put their personal stamp on the property and transform it into a contemporary haven. The potential to enhance and update the interiors is a significant advantage, making it a blank canvas for your creative vision.

The location on Western Avenue is particularly appealing, providing easy access to local amenities, schools, and transport links, ensuring convenience for everyday living.

If you are looking for a project that offers both space and potential in a sought-after area of Cardiff, this house is certainly worth considering.

PROPERTY SPECIALIST

Mrs Ruby Ledley
ruby@jeffreygross.co.uk
02920499680
Valuer



Western Avenue, Llandaff, CF5 2BH

Total Area: 124.7 m² ... 1342 ft²

All measurements are approximate and for display purposes only

