



WESTERN AVENUE









## WESTERN AVENUE

, CF5 2BH - £450,000



4 bedroom(s)



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**

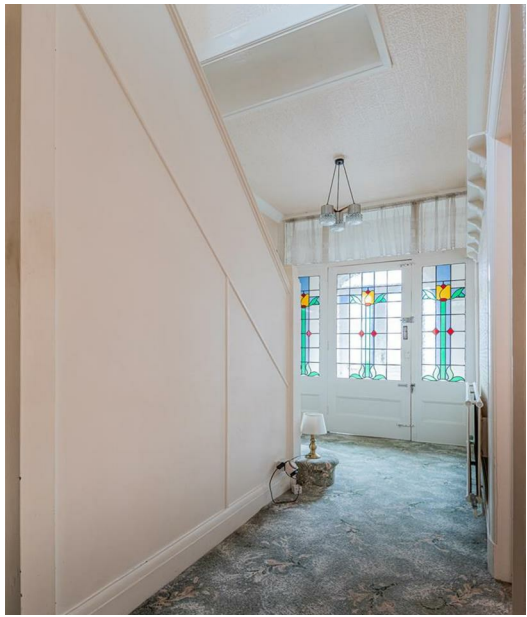
[ruby@jeffreycross.co.uk](mailto:ruby@jeffreycross.co.uk)  
02920499680

Valuer









### 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 	

































**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**

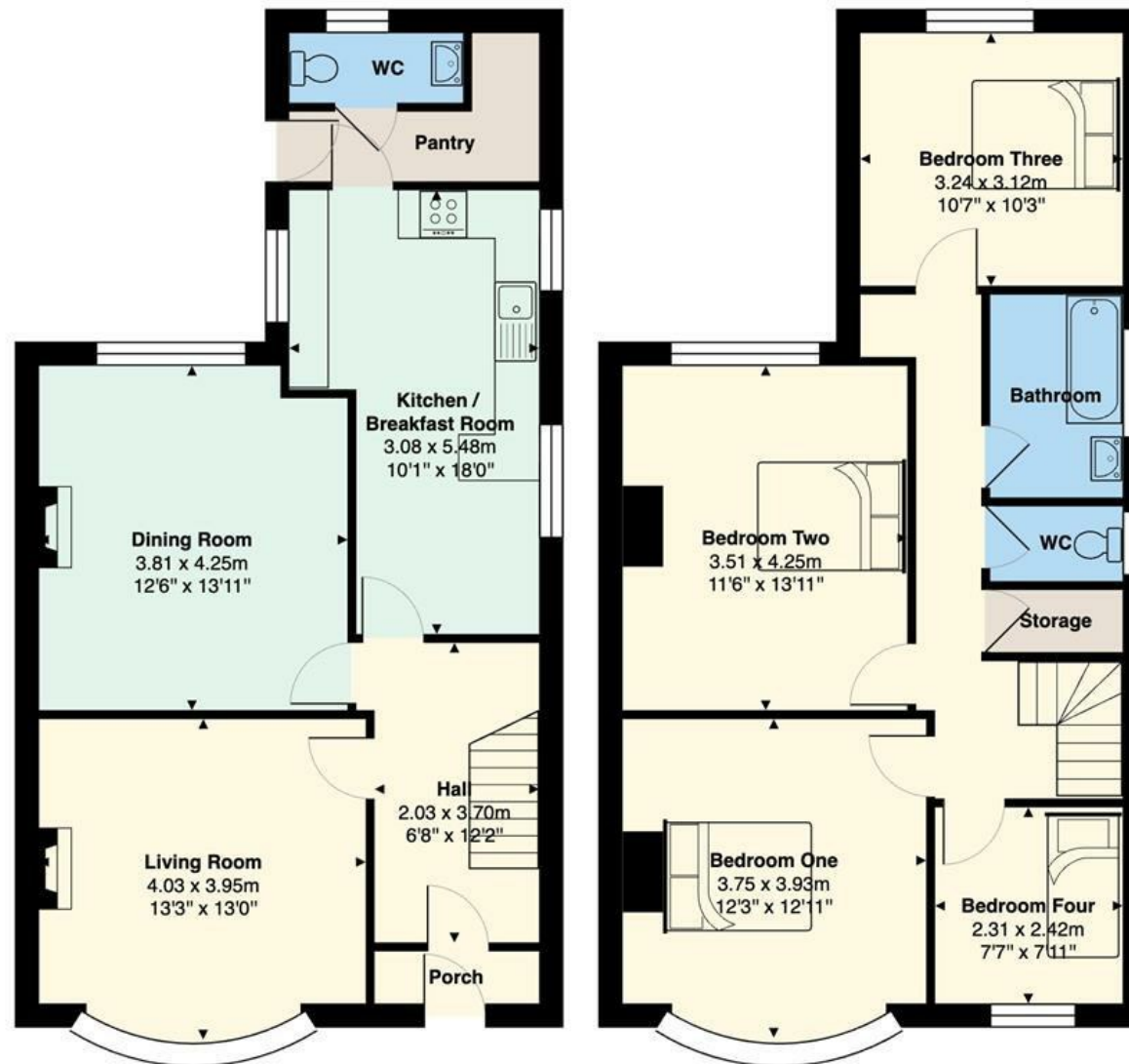


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Comments by Mrs Ruby Ledley

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**Western Avenue, Llandaff, CF5 2BH**

Total Area: 124.7 m<sup>2</sup> ... 1342 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Jeffrey Ross