

159 Woolaston Avenue,

Cardiff, CF23 6EY



Estate Agents and
Chartered Surveyors

Asking Price Of

£380,000



Semi-Detached House

3

1

1

2

Property Description

Situated in Lakeside just a stone's throw from Roath Park Lake this three-bedroom semi-detached home is a must see. The property does need some upgrading and modernising however offers bags of potential. Internally the property accommodation comprising: entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor you will find three bedrooms and a family bathroom. Outside the property offers a driveway for parking leading to the attached garage with a front garden laid to lawn. Steps leading up to the front elevation with a split-level rear garden mostly laid to lawn with a range of plants, trees and shrubbery.

Tenure Freehold

Council Tax Band F

Floor Area Approx TBC

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is located in the ever popular Lakeside area. Within walking distance of Roath Park Lake and Cardiff High School. Many other amenities are close at hand.

HALLWAY

Enter into hallway via Upvc double glazed front door. Textured walls and ceilings with a central light pendant finished with carpeted flooring. Carpeted staircase leading to first flooring. Door leading to lounge and kitchen. Single storage cupboard ideal for coats and shoe.

LOUNGE

11' 4" x 16' 6" (3.47m x 5.04m)
Textured walls and ceilings with a central light pendant finished with carpeted flooring. Feature fireplace and surround. Sliding doors into dining room.

DINING ROOM

9' 5" x 8' 1" (2.88m x 2.48m)
Textured walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed sliding doors to rear garden. Door to kitchen.

KITCHEN

11' 2" x 7' 11" (3.42m x 2.42m)
Fitted with a range of base and eye level units with worktops over. Space for free standing cooker and hob with built in cooker hood over. Inset sink unit plus drainer. Space for fridge/freezer and washing machine. Upvc double glazed window to rear and door to rear.

LANDING

Textured walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed window to side. Loft hatch provide access to loft storage. Doors leading to all first floor rooms.

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BEDROOM ONE

14' 11" x 10' 6" (4.57m x 3.21m)

Textured walls and ceilings with a central light pendant finished with carpeted flooring Upvc double glazed window to front. Single storage cupboard houses water tank.

BEDROOM TWO

11' 1" x 9' 8" (3.39m x 2.96m)

Textured walls and ceiling with a central light pendant finished with carpeted flooring. Upvc double glazed window to rear.

BEDROOM THREE

11' 11" x 7' 1" (3.65 max m x 2.16m)

Textured walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed window to front.

BATHROOM

Fitted with a three piece bathroom suite comprising bath, WC and wash hand basin. Tiled walls with textured ceilings, a central light pendant finished with vinyl flooring. Upvc double glazed obscure window to rear.

OUTSIDE

Front - A block paved driveway to the front leads to the garage with a front garden mostly laid to lawn. Pathway leads to both the front door and rear garden.

Rear - A private rear garden comprising of bath a paved patio with the remainder laid to lawn a range of plants, trees and shrubbery boarded the garden offering heels of colour and privacy.

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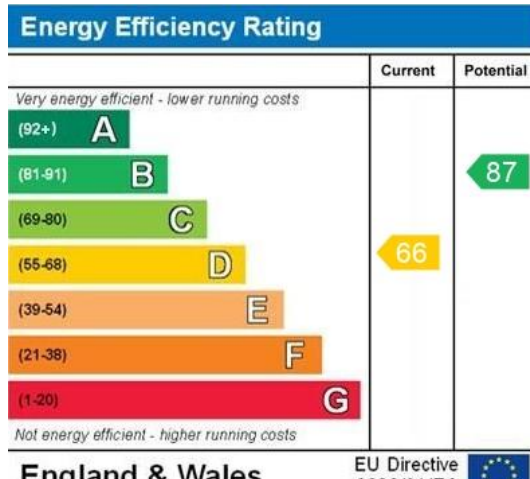
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any



Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



mgyc.co.uk

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