

FREEHOLD



House - Terraced

15 KENSINGTON AVENUE, CARDIFF, CF5 1BU

Offers In The Region

£445,000

FEATURES

- Four Bedrooms
- Spacious Kitchen, Breakfast Room & Family Room
- Downstairs W/C
- Modern Home
- Garden & Garage
- Double Bay Fronted House
- Many Original Features



4 Bedroom House - Terraced located in Cardiff

Maison are delighted to present this spacious and characterful four-bedroom, double bay-fronted mid-terrace home, situated on the much-admired Kensington Avenue, just a short walk from the beautiful and ever-popular Victoria Park.

This handsome Edwardian property offers a wonderful blend of traditional charm and modern family living. Retaining many original period features, the home provides generous and versatile living over three floors.

The property briefly comprises of a welcoming hallway with original tiled flooring, two bright and spacious reception rooms, a large open-plan kitchen and dining area, ideal for entertaining. The property also has a convenient ground floor W.C.

To the first floor are three bedrooms and a modern family bathroom, with stairs rising to a converted attic providing a generous fourth bedroom.



Ground Floor



First Floor



Second Floor

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Council Tax Band

F

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.