



Avondale Crescent, Cardiff CF11 7DE



welcome to

Avondale Crescent, Cardiff

- Semi Detached Home with Annexe Extension
- Highly Desirable Location
- Versatile Accommodation
- Close to City Centre
- Off Road Parking

Tenure: Freehold EPC Rating: C

£280,000

Sold with no chain. Situated on the highly-desirable Avondale Crescent, located with minutes of the Taff Trail, Cardiff Bay & City Centre, this greatly-extended family home, offering accomodation spread over 1200 SqFt.



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Front Garden

Entrance Porch

Hallway

Living Room

10' 4" x 13' max (3.15m x 3.96m max)

Dining Room & Breakfast Area

17' 4" max x 12' 3" max (5.28m max x 3.73m max)

Kitchen

9' 3" x 12' 3" (2.82m x 3.73m)

Ground Floor Extension

Rear Hall

Lounge/ Sitting Room

12' 10" x 8' 3" (3.91m x 2.51m)

Office / Bedroom

10' 1" x 8' 5" (3.07m x 2.57m)

Shower Room

First Floor Landing

Bedroom One

13' 1" x 10' 3" max (3.99m x 3.12m max)

Bedroom Two

10' 1" x 12' (3.07m x 3.66m)

Bedroom Three

10' 3" x 5' 8" (3.12m x 1.73m)

Bathroom

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

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