



Western Avenue, Cardiff CF5 2BB

welcome to

Western Avenue, Cardiff

Western Avenue is prime location for anyone looking to enter into city life. The opportunities surrounding this property are impressive, being so close to the M4 corridor and having access to public transport in and around the area makes it very useful for commuters.



Entrance Hall

16' 8" max x 6' 9" max (5.08m max x 2.06m max)
Original block Oak flooring, dado rail, radiator, double glazed window to front, stairs to first floor, cloakroom and doors to kitchen, living room and sitting room.

Cloakroom

Combined WC with dual flush and built in wash hand basin, storage under stairs, built in recess and double glazed window to side.

Living Room

15' 8" max x 12' max (4.78m max x 3.66m max)
Double glazed window to front, feature gas fire place with surround and marble hearth, built in shelves, TV and electric point, curved radiator and original block Oak flooring.

Sitting Room

14' 3" max x 11' 9" max (4.34m max x 3.58m max)
Gas fire place with surrounding and marble hearth, radiator, original block Oak flooring, TV and electric point and double glazed doors to conservatory.

Conservatory

10' 2" max x 7' 4" max (3.10m max x 2.24m max)
Two floating shelves, radiator, wood effect flooring, door to side to main entrance, double glazed window and French doors to rear.

Kitchen & Breakfast Room

17' 9" max x 7' 7" max (5.41m max x 2.31m max)
Fitted wall and base unit, integral fridge / freezer, oven and separate grill, dishwasher, extractor hood and gas hob, built in wine rack, tiled floor and tiled splash back, with space for dryer and plumbing for washing machine, double glazed window to side and rear and composite door with obscure double glazed panel to side.

Landing

Carpeted, doors to all rooms, stairs to second floor
Dado rail and double glazed window to side.

Bedroom Two - First Floor

15' 6" max x 12' 8" max (4.72m max x 3.86m max)
Bay fronted double glazed window to front, two built in wardrobes, radiator, inset lights and TV and electric point.

Bedroom Three - First Floor

13' 6" max x 13' 1" max (4.11m max x 3.99m max)
Double glazed window to rear, radiator, combi boiler in concealed cupboard, inset lights and TV and electric point.

Bedroom Four - First Floor

7' 9" max x 8' 8" max (2.36m max x 2.64m max)
Radiator, double glazed window to front and inset lights.

Main Bedroom - Second Floor

22' 4" max with head restrictions x 11' 2" max (6.81m max with head restrictions x 3.40m max)
TV and electric point, double glazed window to rear, wood effect flooring, radiator, door to en suite and spot lights.

En Suite - Second Floor

7' 8" max x 4' 1" max (2.34m max x 1.24m max)
WC, wash hand basin, shower cubical, heated towel rail, carpeted, spot lights and obscure double glazed window to side.

Bathroom

8' max x 6' 3" max (2.44m max x 1.91m max)
Sliding door, fully tiled, WC, wash hand basin and vanity unit, free standing bath with central mixer tap, and shower head, rain fall shower, built in recess, heated towel rail, double shower cubical and obscure double glazed window to side.

Front Garden

Fully paved driveway and double wrought iron gates to rear garden.

Rear Garden

Laid to lawn, raised flower beds, mature shrubs and flowers in situ, outside tap, power point, enclosed with walls and fence, partially paved, South facing and two detached outbuildings..

Detached Outbuilding

14' 2" max x 7' 5" max (4.32m max x 2.26m max)
Power and light, slate pitch roof, wall and base unit with space for kitchen appliances and storage in upper loft.

Detached Entertainment Room

13' 3" max x 9' 4" max (4.04m max x 2.84m max)
Inset lights, tinted one way glass sliding door, wood effect flooring, wall mounted circuit box, TV and electric point and electric radiator.



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welcome to

Western Avenue, Cardiff

- Four bedroom semi-detached residence
- Three reception rooms
- Fitted kitchen & breakfast room
- Family bathroom & en suite to the main bedroom, cloakroom D/S
- Detached outbuilding & detached entertainment room

Tenure: Freehold EPC Rating: Awaiting

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107522 - 0004

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