



221 Gabalfa Avenue,
Gabalfa, Cardiff
CF14 2HU

Asking Price £325,000
House - Semi-Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1443.00 sq ft

Current EPC Rating - null

Potential EPC Rating - null

Spacious Three-Bedroom Home | Conservatory | Loft Room | South-Facing Garden | Garage | Prime Location.

An excellent opportunity to purchase this well-maintained and extended family home, owned by the current vendors since 1997. Ideally located within walking distance of Llandaff North village, Glan Taf School, and the Taff Trail, the property enjoys a quiet residential setting with excellent transport links and local amenities nearby.

The accommodation includes three bedrooms, a converted loft room, a bright conservatory, a generous kitchen/diner, and a beautifully landscaped south-facing garden. Additional benefits include a wood-burning stove, utility space, and a detached garage with side access. This charming home offers generous internal space, a fantastic garden, and a desirable location close to schools, parks, and village amenities. Viewing is highly recommended. To be sold with no onward chain.

LOUNGE

4.47m x 3.82 (14'7" x 12'6")

A spacious and welcoming principal reception room overlooking the front of the property. Featuring laminate flooring, painted walls, a textured ceiling, and a charming wood-burning stove with surround. uPVC window and radiator with TRV.

KITCHEN/DINING ROOM

5.53m x 3.04m (18'1" x 9'11")

A generous kitchen/diner fitted with solid worktops, stainless steel sink, gas hob, electric oven, and a wall-mounted Baxi combination boiler. Vertical radiator, ample space for dining, and direct access to both the garden.

CONSERVATORY

2.82m x 3.55 (9'3" x 11'7")

A bright and airy additional reception room with a glazed roof, uPVC windows, and French doors opening out to the rear garden—ideal for dining, entertaining, or relaxing.

UTILITY ROOM

0.93m x 2.42m (3'0" x 7'11")

Practical utility space with plumbing and space for a washing machine, and uPVC door leading to the side aspect

FIRST FLOOR

LANDING

Carpeted stairs rising to the landing, with doors to all first-floor rooms and stairs leading to the loft room.

BEDROOM ONE

2.98m x 3.28m (9'9" x 10'9")

A well-proportioned double bedroom overlooking the front aspect, with carpeted flooring, painted walls, fitted wardrobes, radiator with TRV, and uPVC window.

BEDROOM TWO

4.51m x 2.60m (14'9" x 8'6")

A spacious double bedroom to the rear, with carpeted flooring, painted walls, uPVC window, and radiator with TRV.

BEDROOM THREE

3.44m x 2.40m (11'3" x 7'10")

A third bedroom with front-facing uPVC window, carpeted flooring, smooth ceiling, and radiator with TRV. Ideal as a child's room or home office.

FAMILY BATHROOM

1.96m x 1.69m (6'5" x 5'6")

Fitted with a three-piece suite including low-level WC, pedestal wash hand basin, and panelled bath with chrome mixer shower over. Chrome towel radiator, part-tiled walls, and uPVC window to the side.

SECOND FLOOR

LOFT ROOM

4.80m x 2.96m (15'8" x 9'8")

A versatile loft conversion with Velux windows to both the front and rear, laminate flooring, smooth ceiling, and painted walls. Ideal as a home office, playroom, or guest space (not currently used as a bedroom for building regulation compliance).

OUTSIDE

FRONT

Low-maintenance frontage with gated pathway access and on-street parking available.

REAR GARDEN

A beautiful south-facing rear garden with a long lawn, mature trees and planting, a private "secret garden" area, and a small rear patio—perfect for enjoying summer evenings. Side access leads to a single garage.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band C



