

# **CROFTS DAVIES & CO**

*Estate Agency, Lettings and Property Management*

*Tel: 02920766755 Email: [property@croftsanddavies.co.uk](mailto:property@croftsanddavies.co.uk) [www.croftsanddavies.co.uk](http://www.croftsanddavies.co.uk)*

*259 Heathwood Road, Llanishen, Cardiff, CF14 4HS*



## **33 EVEREST AVENUE, LLANISHEN, CARDIFF CF14 5AP**

Traditional, Semi-Detached, Bay Fronted, Three Bedroom House situated in pleasant and convenient position on popular Everest Avenue, within easy reach of local facilities at Llanishen Village including a bank, post office and useful range of shops, with further retail facilities across north Cardiff. Recreational space is also close by; Llanishen School playing fields are directly behind the property and The Garth and Caerphilly Mountain with their ample open spaces are within easy reach. Cardiff City Centre is approximately four miles distant, can be readily accessed by bus routes from Station Road and there is a rail service from Llanishen Station, an easy walk from the property.

The property, a Two Storey, Bay Fronted, Three Bedroom House is built of brick under a tiled roof, has the benefit of gas central heating via a combination boiler, together with uPVC double glazing. Attractively presented with wood block floors, a fine fireplace to the Dining Room and having well proportioned, good size rooms, that briefly comprise:

Large Hall, Bay Fronted Lounge, Large Rear Dining Room, Ground floor Cloakroom, Fitted Kitchen. First Floor – Two Large Double Bedrooms and a good size Single Bedroom and Bathroom. Set on a gently sloping plot with Front Garden, Driveway with room for 3 / 4 cars, Detached Large Garage and West Facing Rear Garden.

### **TRADITIONAL THREE BEDROOM SEMI-DETACHED HOUSE**

**VIEWING BY APPOINTMENT: NO CHAIN**

**PRICE GUIDE: £429,950**

**ACCOMMODATION:** Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

UPVC double glazed front door, access to –

**HALL: (16'1 x 7'10)** Herringbone pattern wood block floor, one radiator, uPVC double glazed window to side, staircase to first floor, with understairs cupboard with modern electrical consumer unit. New panelled doors to all rooms off hall.

**GROUND FLOOR CLOAKROOM: (3'4 x 4')** UPVC double glazed window to side, low flush close coupled w.c. wash hand basin, fully tiled walls and ceiling light.

**FRONT LOUNGE: (14'5 inc bay x 12'1)** Bay to front with uPVC double glazed windows, fitted roller blinds, one radiator, herringbone pattern block floor, tiled grate with mantelpiece over, picture rail, ceiling light and panelled door.

**DINING ROOM: (12'6 x 12'2)** Double glazed uPVC French doors to rear garden with windows either side, curtain pole above, fireplace with tiled grate, tiled surround and timber mantelpiece over, one radiator, picture rail and pendant light.

**KITCHEN: (14'10 x 7'10)** Double glazed uPVC windows to side and rear, tongue and grooved ceiling with two ceiling lights, Mains smoke alarm. Range of fitted units comprising, cupboards, drawers and work surfaces with sink unit and mixer tap, four ring gas hob with extractor over and oven under, one radiator, space for dishwasher, washing machine and fridge/freezer, cushion floor covering and half glazed uPVC double glazed door to rear garden.

## **FIRST FLOOR**

**LANDING: (10'3 x 7'9)** Handrail, newel post and panelling, built-in cupboard with wall mounted Baxi Duo-Tech Combination boiler to serve heating and hot water, ceiling light and loft hatch.

**FRONT BEDROOM ONE: (14'5 inc bay x 12'2)** Bay window to front with uPVC double glazing, fitted roller blinds, one radiator. Range of built-in wardrobes with hanging rail and shelving and ceiling light.

**REAR BEDROOM TWO: (12'6 x 12'2)** Double glazed uPVC window to rear with open views across Llanishen School playing fields, one radiator. Built-in cupboard with shelving and pendant light.

**FRONT BEDROOM THREE: (8'8 x 7'9)** Double glazed uPVC window to front, fitted roller blind, one radiator and pendant light.

**BATHROOM: (5'11 x 7'9)** Double glazed uPVC frosted window to side with fitted roller blind. Suite in white comprising: Panelled bath with electric shower over, spray screen, wash hand basin and low flush close coupled w.c. Towel rack style radiator, fitted cupboards, shower boarding to bath area and ceiling light.

**EXTERIOR**

**FRONT GARDEN:** Good size front lawn with borders to surround.

**DRIVEWAY:** With room for 3 / 4 cars, approximately 60'. Outside tap and electric vehicle charging point.

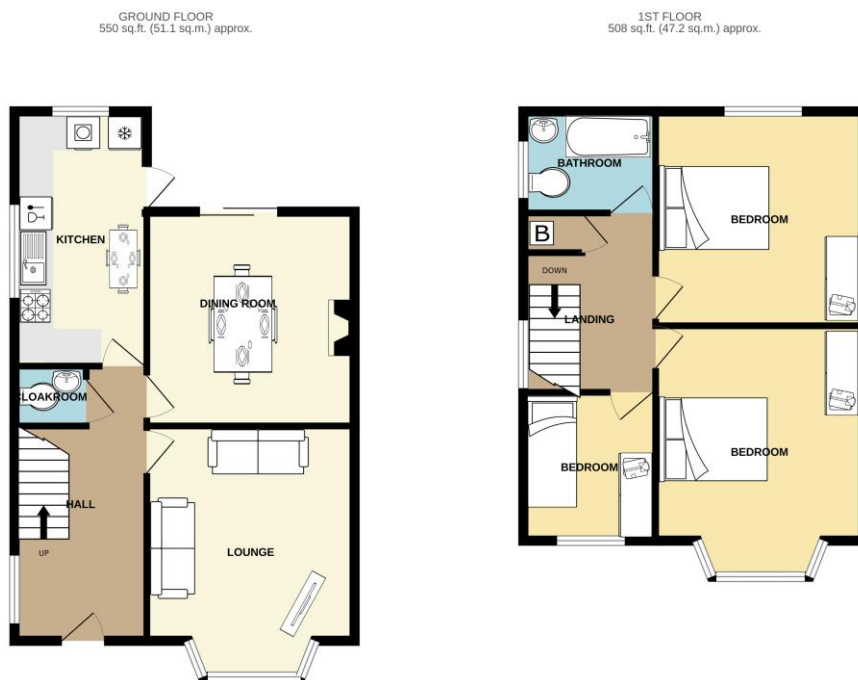
**GARAGE: (17'3 x 9'11)** With Up and over door, built of brick with pitched roof and uPVC window to rear.

**REAR GARDEN:** Paved patio and laid lawn in tow levels with approximate length of 50' and westerly aspect. Outside light.

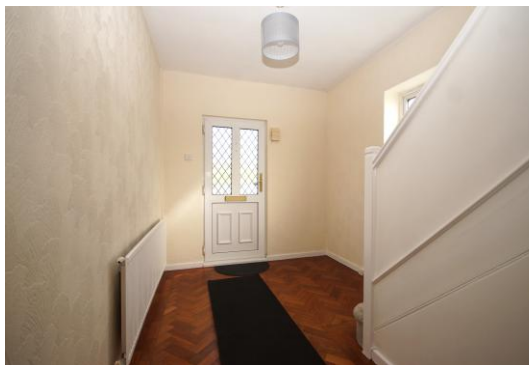
**TENURE:** We understand the tenure to be Freehold, but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

**VIEWING:** By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

**Web-site:** Details of this and other properties can be found on our website: [www.croftsanddavies.co.uk](http://www.croftsanddavies.co.uk)



TOTAL FLOOR AREA: 1058 sq.ft. (98.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan C2025







View from rear of the house

**Details End**