



Celyn Avenue

| | Cardiff | CF23 6EP

# CELYN AVENUE

Asking Price £300,000



lease extension.  
EPC - D  
Council Tax Band - E

Cash buyers only due to the property having a short lease.

This three-bedroom semi-detached property is located in the highly sought-after area of lakeside, with amenities close by such as Tesco express and Pharmacy, close to the beautiful Roath park, and with good transport links as well as Lakeside Primary and Cardiff High School catchment.

Accommodation comprises of entrance porch, hallway, living room, conservatory and kitchen to the ground floor. On the first floor, there are three bedrooms and a shower room. The property further benefits from a rear garden and off-street parking to the front.

## Porch

5'11 x 4'0

Porch with double glazed door to the side, double glazed, obscured windows to the front and side. Tiled flooring.

## Hallway

Double glazed window to the side, stairs to the first floor, radiator, under stair storage cupboard.

## Living Room

11'8 max x 25'1 max

Double glazed window to the front, sliding patio doors, conservatory. Electric fireplace, radiator.

## Conservatory

8'4 max x 10'7 max

PVC conservatory with PVC roof, vinyl floor, power, door to the garden.

## Kitchen

7'11 max x 11'4 max

Double glazed door to the rear garden, double glazed window to the rear, double glazed obscure window to the side. Range of wall and

base units with work tops over, space for gas cooker.

'Baxi' boiler, stainless steel sink and drainer, space for further appliances, radiator.

## First Floor

Stairs rise up from the entrance hall.

## Landing

Loft access hatch, banister, double glazed window to the side.

## Bedroom One

14'3 max x 10'8

Double glazed window to the front, fitted wardrobes, radiator.

## Bedroom Two

9'9 x 11'2

Double glazed window to the rear, radiator.

## Bedroom Three

6'11 x 6'3 expanding to 9'0

Double glazed window to the front, radiator, stairwell within the room.

## Shower Room

6'1 x 5'4

Double glazed obscured window to the rear, WC, wash hand basin, electric shower with glass screen. Radiator, vinyl floor and part tiled wall.

## Outside

### Front

Off street parking driveway for one vehicle. front garden with mature tree, low rise brick wall and shrubs. Outside light.

### Rear Garden

Enclosed rear garden with paved patio, mature shrubs, trees and flower border. Gate leading out to the front of the property.

### Additional Information

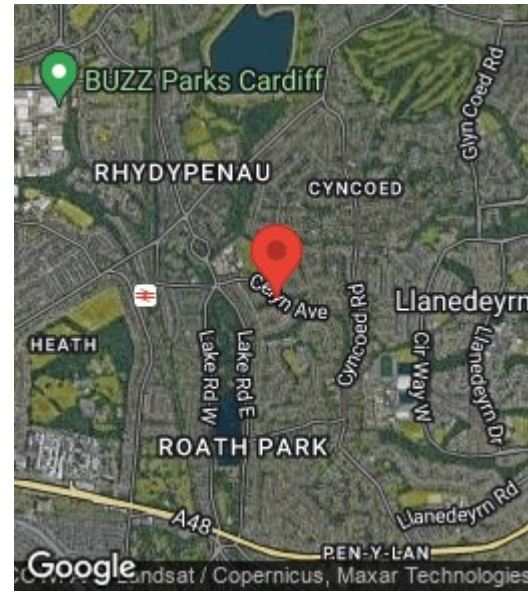
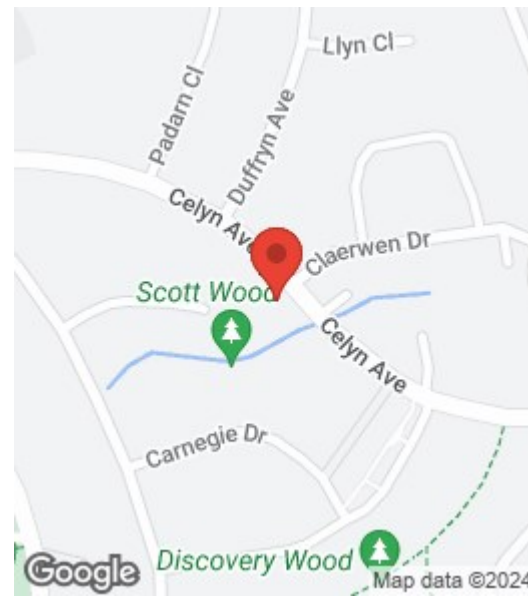
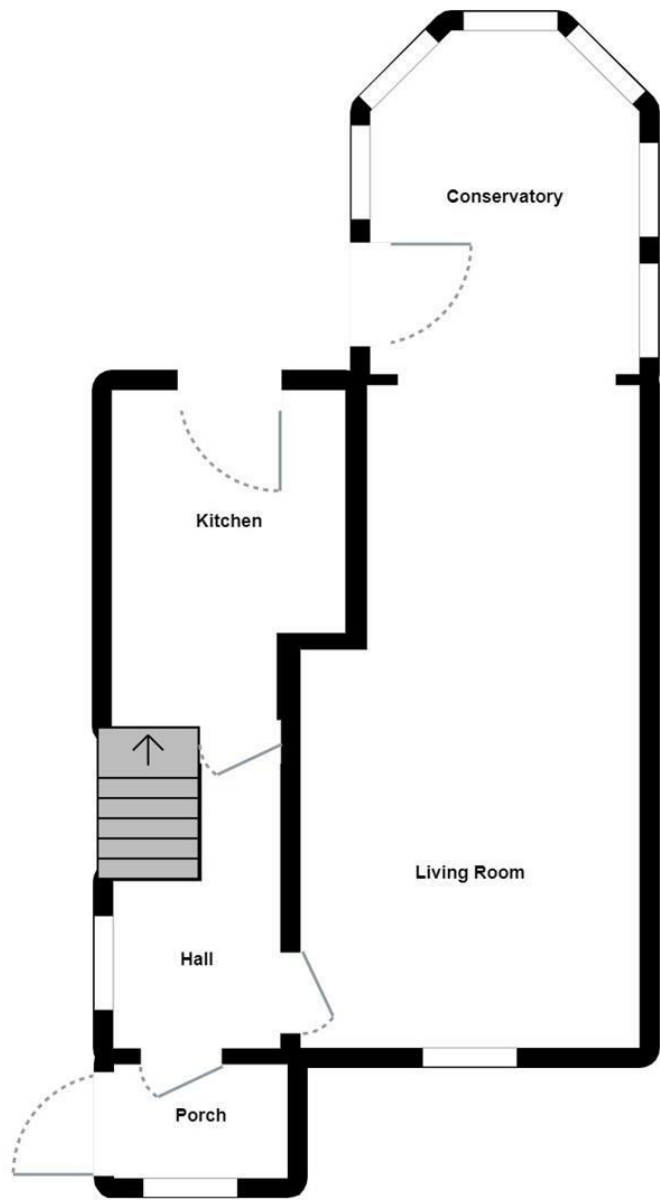
We have been advised by the vendor that the property is Leasehold. The lease expires 2057 (was a 99 yr lease).

Ground rent is £8.75/month  
Please contact the branch for information on cost of



Call Hern & Crabtree to arrange a viewing on **02920 620 202**

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	67	
(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	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.