

Celyn Avenue

CARDIFF, CF23 6EP

ASKING PRICE £300,000

**Hern &
Crabtree**



Celyn Avenue

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 lease extension.

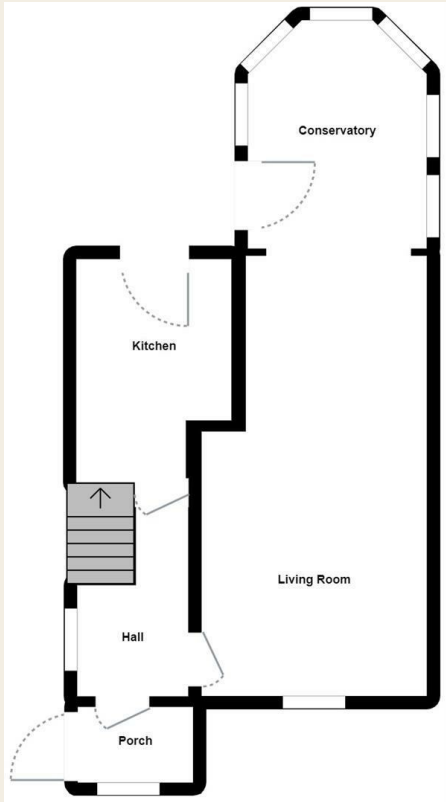
EPC - D**Council Tax Band - E**

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the

purchase, you confirm that you have read and understood the above information.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

