



£495,000 Freehold

Windermere Avenue | Cardiff | CF23 5PQ

Hern & Crabtree

Welcome to Windermere Avenue, Cardiff - a charming semi-detached house that offers a perfect blend of comfort and convenience and is offered to the market with no onward chain. This delightful property boasts three spacious double bedrooms, ideal for a growing family or those in need of extra space. Additionally, the landing provides a space perfect for working from home.

The house has been extended and has maintained some traditional charm. The convenience of a ground-floor shower room adds practicality to the home as well as having the main family bathroom on the first floor.

Situated near the picturesque Roath Park and stunning rose gardens, this property is perfect for nature lovers and those seeking a peaceful retreat in the heart of Cardiff. The sought-after location ensures easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

Furthermore, with no onward chain, the process of making this house your home is made even smoother. Don't miss out on the opportunity to own this wonderful property in one of Cardiff's most desirable areas. Book a viewing today and step into your future home on Windermere Avenue.



### Entrance

Entered via double glazed French door to the front in to a brick porch with stone floor. Wooden door with obscure leaded glazing leads into the living area.

### Living Room 23'8" max x 11'7" max

Parquet flooring and carpeting. Coved ceilings. Two radiators. Stairs leading to the first floor. Large double glazed sliding door giving access to the rear garden. Fireplace with wooden fire surround and marble hearth.

### Sitting Room 12'11" x 14'7"

Glass door with wrought iron effect gives access to the sitting room.

Parquet flooring. Double glazed bay windows to the front. Radiator. Marble fireplace with gas fire.

### Ground Floor Shower Room 7'3" x 6'5"

Double glazed obscured window to the side. Walk-in shower. Sink unit with mixer tap and cupboard beneath. WC. Built-in cupboard. Laminate flooring with tiled area around the shower.

### Kitchen/Dining Room 23' x 8'8"

Double glazed windows to the side. Radiator. Tiled flooring. A selection of base units. Space and plumbing for a washing machine. Space for tumble

dryer. Space and plumbing for dishwasher. Space for fridge and freezer. Four ring electric hob. One and a half bowl sink with mixer tap. The dining area has plenty of space for a dining table and chairs with double glazed sliding patio doors overlooking the rear garden.

### First Floor

Stairs leading up from the living room with banister. Small storage area underneath the stairs.

### Landing

Radiator. Double glazed windows to the side. Loft access. Large built in storage cupboard part of which houses the combination boiler.

### Bedroom One 14'8" x 13'9"

Double glazed bay window to the front. Radiator.

### Bedroom Two 12'5" x 11'7"

Double glazed windows to the rear. Radiator.

### Bedroom Three 11'6" x 8'1" max

Double glazed window to the front. Radiator.

### Bathroom 10' x 8'10"

Double glazed obscure windows to the rear. Radiator. WC. Sink. Bath and separate walk in shower. Laminated flooring.

### Outside



### Rear Garden

Patio and lawned area's. Brick walls. Mature plants, trees and shrubs. Gate giving access to the side and front of the property. Garage.

We have been advised by the vendor that the property is Freehold.

EPC - C

Council Tax Band - G

### Front Garden

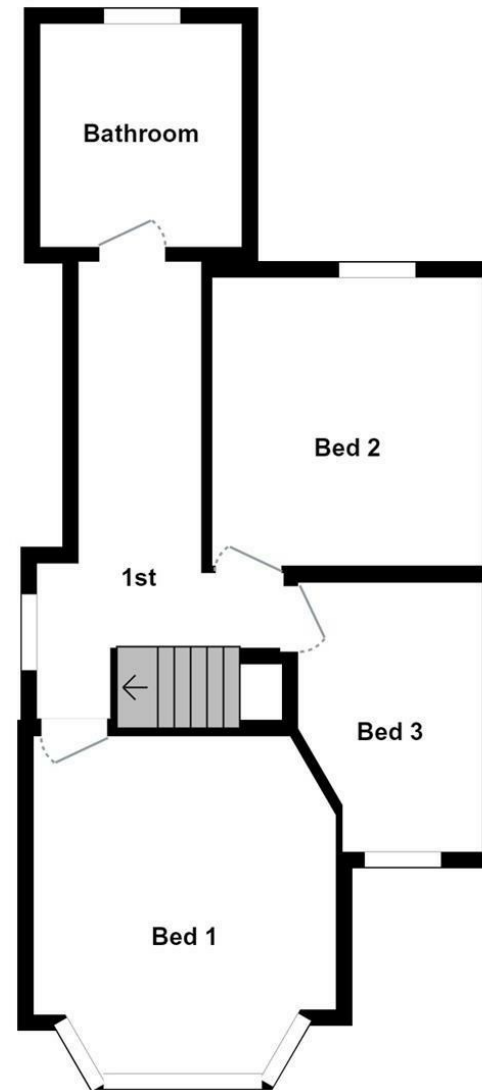
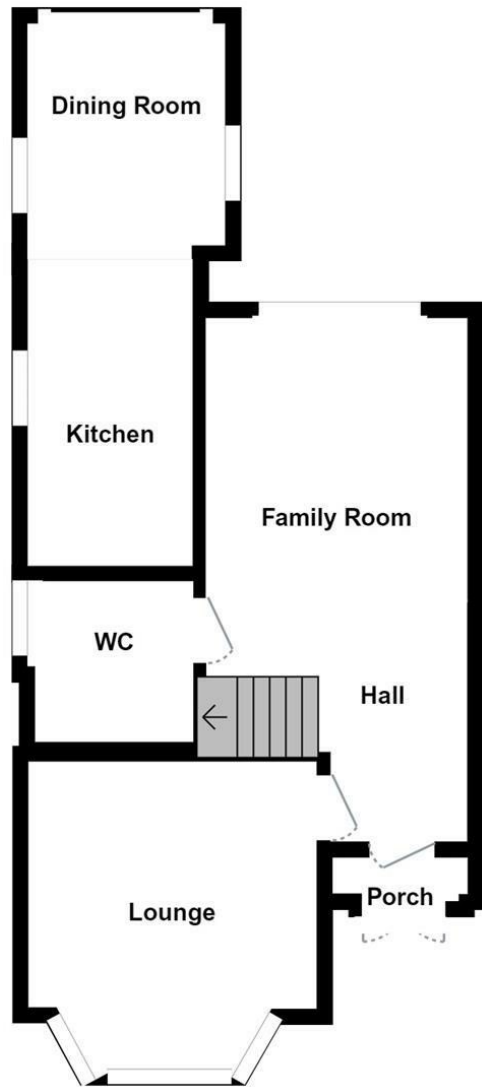
Low rise brick wall with wrought iron gate giving access to slabbed front garden with path way leading to the front porch. Tarmac driveway providing off street parking and access to the side leading to the garage.

### Garage

Single garage with up and over door. Window overlooking rear garden.

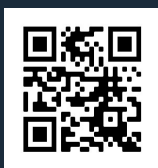
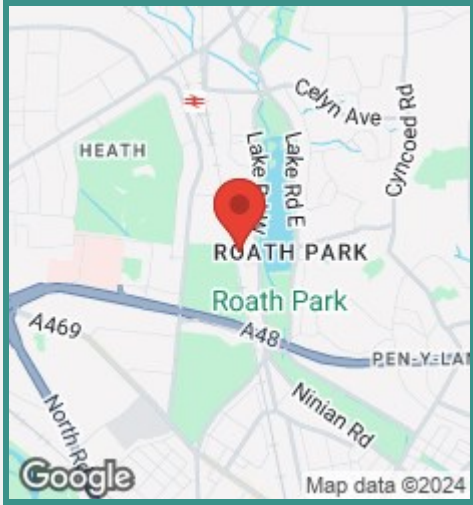
### Additional Information





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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