



18 Edington Avenue, Heath, Cardiff, CF14 3QG

Price Guide £380,000

- Extensively but sympathetically modernised house nr. UHW.
- Superb extended fitted kitchen/diner.
- Garage.
- 2 separate reception rooms.
- 3 bedrooms.

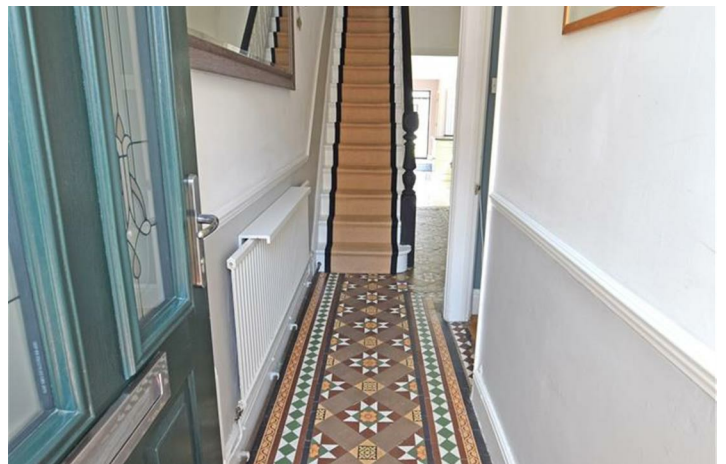
18 Edington Avenue, Cardiff CF14 3QG

In sought-after Edington Avenue, in a popular residential area close to UHW at Heath, this extensively modernised Freehold terrace house that offers very spacious family-size accommodation which warrants a visit to be fully appreciated, and there are a number of period features too. Features include, 2 separate reception rooms, a superb open-plan fitted kitchen/diner, cloakroom/wc, 3 bedrooms and an enlarged bathroom/wc with shower. It has gas central heating from a wall-mounted combi boiler that is situated in the kitchen and there are radiators virtually throughout. It is also double-glazed. The property is an attractive bay-fronted mid-terrace house with facing brick front elevations and the roof is tiled, with a tile-hung gable fascia. At the front is a walled and railed forecourt, and a lovely arched entrance porch. At the rear a pretty patio garden and a garage with rear lane access. Additional parking is available on the road with parking permits available from Cardiff C.C. (We understand that costs vary from £30 - £70p.a. Contact Cardiff C.C. for more information.) The Council Tax Band is F. The EPC Rating is C. According to Natural Resources Wales, the flood risk in the area is considered very low. We are informed that the current owners have fibre broadband connection with a current speed of 57Mbps.

Local amenities are comprehensive, and include shops, stores and supermarkets, junior and senior schools that include a popular Welsh-language primary school, parks and leisure facilities that include the lovely Roath Park and its famous lake, Heath Park, and Maindy Leisure Centre, a local Post Office and Library. Nearby Whitchurch Road has fast become well-known as a hub of local restaurants, bistros, cafes and coffee shops, and there are popular pubs close-by too. Excellent bus services to and from the city centre serve the local community, and it is also only a short drive to Eastern Avenue and Northern Avenue for access on to the M4.



Council Tax Band: F



Entrance Hall

A modern composite front door with attractive leaded glazed panels and a glazed screen over, opens into a spacious hall. Period coloured stone tile floor. Stairs to the first floor. Gas and electric meter cupboards. Central heating radiator with thermostat. Dado rail. Coved ceiling. Smoke alarm.

Front Room

13'6" into the bay x 11'6" approx. max.

A spacious reception room that has a bay at the front with double-glazed picture windows and top-hung casements. Curtain pole. Coved ceiling. Ceiling light rose. Central heating radiator with thermostat. Stripped and exposed floorboards. Chimney-breast recess and slate hearth. 6 power points. White panel door to the hall.

Middle Room

12'2" x 9'4" approx. max.

A pleasant second reception room that would be ideal as a home office. Double-glazed doors open out to the rear garden. Curtain pole. Stripped and exposed floorboards. Period alcove dresser with glazed top cupboard and further storage cupboard beneath. Central heating radiator. Built-in shelved storage cupboards. Power points. White panelled door to the hall.

Kitchen/Diner

26'2" x 10'2" approx.

An impressively spacious open-plan kitchen/diner that certainly has the "Wow-factor"! There is a comprehensive range of cream-colour gloss-fronted units with dark grey worktops comprising of floor cupboards and drawers. Fitted wall cupboards. Tower pantry and storage cupboards. Integrated fridge and freezer. Integrated AEG dishwasher. White ceramic sink with rinser bowl and monobloc mixer tap. Whirlpool 6-zone glass electric hob. Stainless-steel chimney-style electric cooker hood. A tower unit houses a built-in oven with cupboards above and beneath. A wall cupboard houses the Glow-worm Betacom 28 combi gas central heating boiler. Plumbing connections for a washing machine. Marble-effect ceramic tile floor. Coved ceiling. Spotlight ceiling fittings. 2 white vertical central heating radiators with thermostats. Breakfast bar island. 2

Double-glazed side casement windows. Double-glazed tilt-and-turn casement window. Double-glazed bi-fold patio doors open to the garden. 10 power points.

Cloaks/wc

Oak-style panel door opens to the cloakroom. White close-coupled toilet and corner wash-hand basin. Walls finished to dado height in white-painted tongue-and-groove panelling. Double-glazed casement window. Wall-mounted panel radiator. Spotlight ceiling fittings. Vinyl flooring.

Landing

A balustraded staircase rises to a split-level landing. Balustraded return. Loft access. Dado return. Smoke alarm. Built-in store cupboard.

Front Bedroom No.1

13'8" into the bay x 15'3" approx. max.

A lovely double bedroom that has a bay at the front with double-glazed picture windows and top-hung casements. Similar window to the side. Curtain rails and runners. Alcoves have hanging and shelved space. Central heating radiator. Power points. White panel door to the landing.

Middle Bedroom No.2

11'3" x 9'4" approx. max.

Again of good size. Double-glazed picture window with top-hung casement. Fitted roller blind. Central heating radiator with thermostat. Power points. White panel door to the landing.

Rear Bedroom No.3

10'3" x 6'6" approx. + door and window alcoves.

A delightful single bedroom. Double-glazed tilt-and-turn casement window. Curtain pole. Central heating radiator with thermostat. Power points. Attractive wall panelling to dado height. Built-in shelved cupboard with hanging space.

Bathroom

Of good size, having been enlarged, and well-appointed, comprising a white panelled bath with a over-bath chrome thermostatic shower. Bath-side shower screen. Wash-hand basin set into a vanity cupboard base. Close-coupled toilet. Walls half-tiled in beige ceramic tiles with feature border tiles, and fully tiled to the bath/shower. Double-glazed casement window. Electric extractor fan.

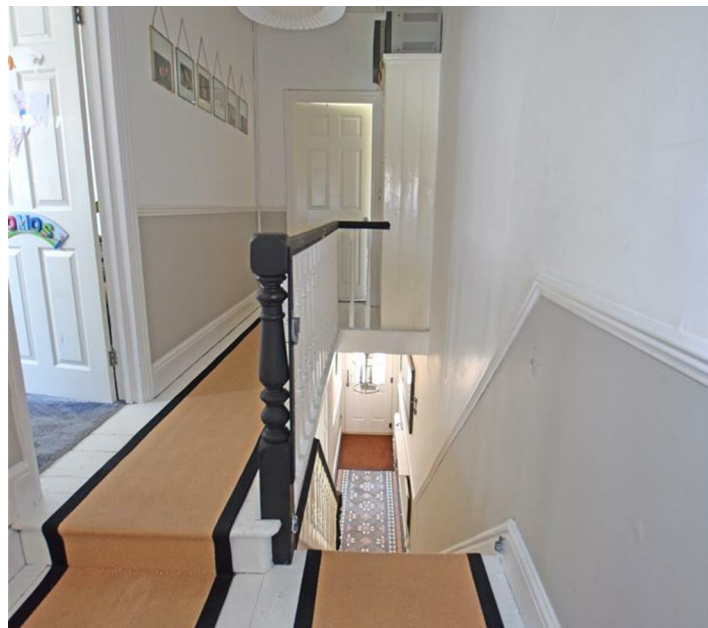
Vinyl flooring. Central heating radiator with thermostat. Spotlight ceiling fittings. White panel door to the landing.

Rear Garden

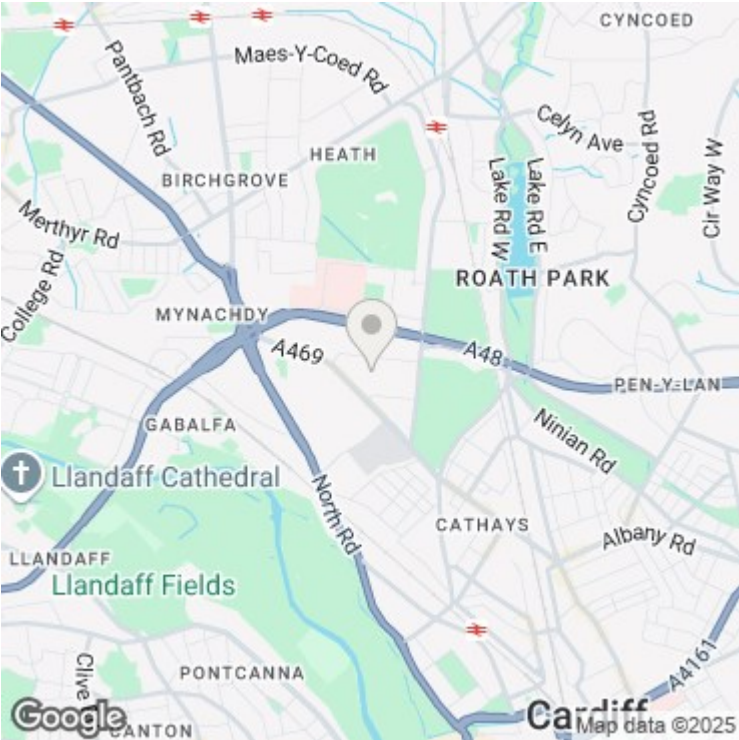
At the rear is a pretty garden that has a paved patio and threshold. An area is laid with artificial grass. Brick and boundary walls. Pedestrian door access to the gated rear lane. Outside patio light. Clothes line.

Garage

A modern brick-built garage with a corrugated metal sheet roof. Metal up-and-over door access from the rear lane. Side door access to the garden. Side and rear windows. Power supply.







Viewings

Viewings by arrangement only.
Call 02920342331 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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	

GROUND FLOOR
779 sq ft (72.3 sq m) approx.



1ST FLOOR
539 sq ft (50.1 sq m) approx.



TOTAL FLOOR AREA: 1317 sq ft (122.4 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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 position, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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