

Avondale Crescent

Grangetown, Cardiff CF11 7DE



- EPC - D
- Extended Bay-Fronted

- Two Reception Rooms
- Three Bedrooms

- Landscaped Rear Garden
- Highly Sought After Location

This beautifully presented, extended family home occupies an enviable position, situated on the highly-desirable Avondale Crescent and located with minutes of the Taff Trail, Cardiff Bay & City Centre.

Hidden behind the charming, double-bayed facade lies a generous amount of living space that has been lovingly upgraded to a truly superb standard, comprising the welcoming entrance hall, bay-fronted lounge, cloakroom/utility, dining room, extended contemporary-style kitchen/breakfast room, three good sized bedrooms and fitted three-piece bathroom suite.

Front

The front is laid to block paved drive with drop kerb and parking available for two vehicles.

Entrance Hall

Accessed via obscured double-glazed leaded-light front door, opening to hall with stairs rising to first floor landing with built-in under-stairs store cupboard. Doors to lounge, dining room and utility/cloakroom

Utility/Cloakroom 7' x 5'9 (2.13m x 1.75m)

Comprising a low level W.C, pedestal wash hand basin with mixer tap and fitted unit housing washing machine and drier. Coved ceiling, chrome heated rail, extractor and power points.

Lounge 12'10 into bay x 11'10 (3.91m into bay x 3.61m)

Double glazed bay window to front, coved ceiling, wall mounted lights, radiator, power points and fireplace recess with inset wood mantle and heath.

Dining Room 15'4 x 11'1 (4.67m x 3.38m)

Double glazed window to rear, coved ceiling, ceiling spotlights, radiator, power points and door to:

Kitchen/Breakfast Room 16'11 x 9'7 (5.16m x 2.92m)

The beautiful fitted kitchen offers a range of wall and base units with complementing wood effect worktops over and stainless steel sink unit with mixer tap and drainer. Integral electric oven and grill with five ring gas hob and chimney cooker hood over plus space for fridge freezer and breakfast table and chairs. 'Velux' skylight, sunken ceiling spotlights, wall mounted 'combi' boiler, tiled splash backs, radiator and power points, Double glazed windows to side and rear with double glazed door opening to rear garden.

First Floor Landing

Loft access hatch, power points and doors to bedrooms and bathroom.

Bedroom One 13'2 into bay x 10'7 (4.01m into bay x 3.23m)

Double glazed bay window to front, coved ceiling, picture rail, radiator and power points.

Bedroom Two 14'9 into bay x 11'3 (4.50m into bay x 3.43m)

Double glazed bay window to rear, coved ceiling, picture rail, radiator and power points.



Bedroom Three 8'2 x 6'11 (2.49m x 2.11m)

Double glazed bay window to front, coved ceiling, picture rail, radiator and power points.

Bathroom

Fitted rising a low level W.C, vanity unit wash hand basin with mixer tap and panelled bath with dual-head shower unit, Coved ceiling, chrome heated towel rail, sunken ceiling spotlights and obscured double glazed window to rear.

Rear Garden

The beautifully presented landscaped garden offers a patio area with steps leading down to full-width artificial lawn and raised composite-framed deck, ideal for barbecues and 'Al-Fresco' dining. Gate for rear lane access.