

Greenfield Avenue

Canton, Cardiff CF11 9PT

• 360 VR TOUR & 3D FLOOR PLAN

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EPC - D

- Semi-Detached House
- Three Bedrooms
- Loft Room
- Large Family Bathroom
- Corner Plot

Guide price £475,000

www.hern-crabtree.co.uk



Situated on leafy Greenfield Avenue & occupying an enviable position next to picturesque Thompson Park is this charming, handsome bay-fronted semi-detached home, set on a generous sized plot with enclosed front garden, sizeable lawn-area, rear patio, driveway and detached garage.

Hidden behind the charming red brick facade of this enchanting property lies a voluminous amount of light & airy accommodation, comprising the welcoming entrance hall, bay-fronted lounge, 'L' shaped sitting/dining room, fitted kitchen, three bedrooms, attic room, bathroom and W.C.

The Launch is Sat 22nd May from 10am - 1pm.

A marvellous opportunity to acquire a quite wonderful home! To arrange your viewing call Hern & Crabtree, Pontcanna.

Storm Porch

Storm porch to the front with decorative tiles to floor and sides.

Hall

Entered via composite glazed front door, picture rail, stairs to the first floor landing, wood flooring and doors to lounge and sitting/dining room.

Lounge 15'2 max into bay x 12'6 max into alcove (4.62m max into bay x 3.81m max into alcove)

Sash bay window to front, picture rail, period cornicing, herringbone wood flooring, radiator and power points.

Sitting/Dining Room 28'3 max x 13'9 (dining area - sitting area 11'2) (8.61m max x 4.19m (dining area -sitting area 3.40m)

Double glazed windows to side and rear, picture rail, original cornicing, two radiators, power points and ornate fireplace with tiled surround.

Kitchen 13'6 max x 10'1 max) (4.11m max x 3.07m max)

The solid oak fitted kitchen offers a range of fitted wall and base units with worktops over and stainless steel sink unit. Integral electric oven with four ring gas hob, tiled splash backs, power points and sunken ceiling spotlights. Pantry housing 'combi' boiler and space and plumbing for washing machine. Tiled floor, aluminium double glazed windows to side and rear, double glazed door to rear garden.

Landing



Stairs rising from the entrance hall with original stained glass leaded window to side, radiator and doors to bedrooms, W.C and attic room.

Bedroom One 15'1 max into bay x 12' max into recess (4.60m max into bay x 3.66m max into recess)

Double glazed bay window to the front, original cornicing, picture rail, radiator and power points.

Bedroom Two 12'7 x 11'7 (3.84m x 3.53m)

Aluminium double glazed window to the rear, radiator and power

points.

Bedroom Three 6'11 x 9'4 (2.11m x 2.84m)

Double glazed window to the front, radiator and power points.

Bathroom 6'3 x 6'3 (1.91m x 1.91m)

Fitted suite comprising a vanity unit wash hand basin, panelled bath and walk in shower unit. Tiled splash backs, tiled floor, sunken ceiling spotlights, chrome heated rail, radiator, coved ceiling, wall mounted drawers and obscured windows to side and rear.

W.C

Comprising a low level W.C and window to side.

Attic Room 22'1 x 16'9 (6.73m x 5.11m)

Accessed via door opening to stairs rising to attic room with glazed window to side, built in eaves storage areas, lighting and power.

Garden

The generous sized, enclosed lawn runs alongside the property with a selection of mature trees and shrubs, leading to the rear patio with detached garage and gated driveway.

Front

Enclosed front garden laid to lawn and decorative stone chippings, accessed via gate with path leading to storm porch and picket gate for access to side and rear garden.

Tenure

We have been advised by the seller that the property is freehold.

