



Avondale Crescent

| Grangetown | Cardiff | CF11 7DE

AVONDALE CRESCENT

Asking Price £290,000



Bedroom One

Double bedroom. Double glazed bay window to front aspect.

Bedroom Two

Double bedroom. Double glazed window to rear aspect. Fitted wardrobes.

Bedroom Three

Single bedroom. Double glazed window to rear aspect.

Bathroom

Obscure window to front aspect. Bath. W.C. Wash hand basin.

Garden

Patio. Mature shrubs and trees. Timber frame storage shed.

Sitting Room

8'5 max x 12'11 max

Forming part of a ground floor extension to be used as a flexible annexe-style accommodation. Double glazed door to the side elevation. Double glazed window to the side elevation. Radiator. Door leading to bedroom two. Sliding door to the shower room.

Office / Bedroom / Reception Room

10'2 max x 8'5 max

Double glazed window to the side elevation.

Shower Room

8'8 max x 5'3 max

Double glazed obscure window to the front elevation. W/C and wash hand basin. Shower in wet room style.

First Floor Landing

Access to all bedrooms and bathroom.

Dining Room are sliding patio doors to the rear elevation leading out to the garden. Double-glazed window to the side within the breakfast area. Two radiators.

Kitchen

9'4 max x 12'2 max

Double glazed window to the rear elevation. Door leading to the garden. Wall and base units. Stainless steel sink. Integrated hob. Integrated oven. Plumbing for washing machine. Space for fridge freezer. Door leading to the inner hall.

Annexe Ground Floor Extension

Forming part of a ground floor extension that could be used as a flexible annex-style living accommodation.

Rear lobby

Door leading to the front driveway. Door to Sitting Room.

An extended traditional semi-detached house in a sought-after spot in Grangetown, close to the City Centre and with excellent transport links to the M4 and Cardiff Central Train Station.

The accommodation comprises an entrance hall, living room, dining room, a downstairs shower room, and a kitchen and on the ground floor are two additional rooms currently being used as a third reception room with doors to an additional bedroom. Upstairs are three bedrooms and a family bathroom.

The property further benefits include a low-maintenance front garden and a driveway offering good off road parking facility.

Front

Driveway to the front elevation with off-street parking. Lawn. Low rise wall.

Porch

Double glazed porch to the front elevation.

Entrance Hall

Enter via a wooden door to the front elevation. Stairs rising up to the first floor. Under stairs storage cupboard.

Living Room

10'5 max x 13'1 max

Double glazed window to the front elevation. Radiator.

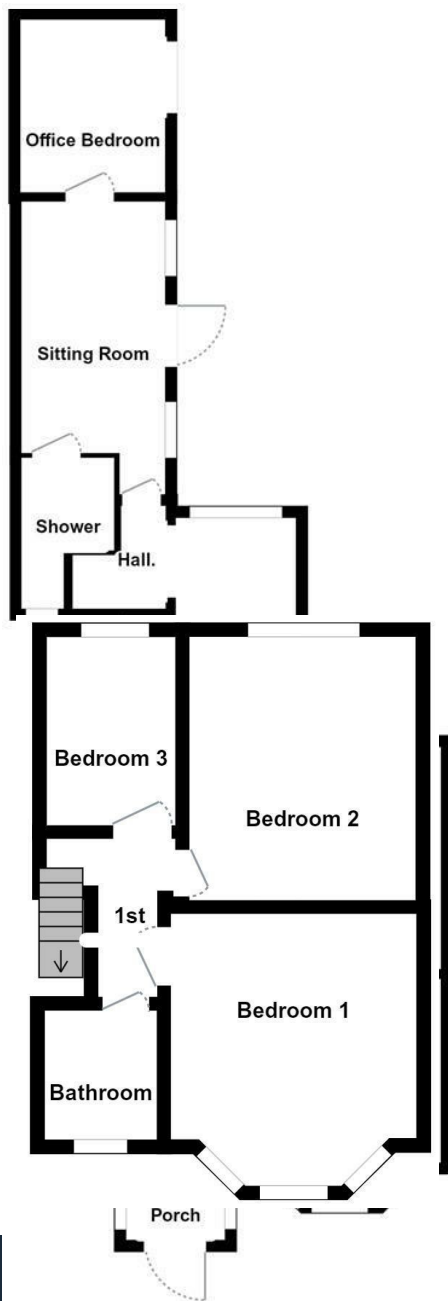
Dining Room and Breakfast Area

17'8 max x 12'7 max

The now breakfast area formally once the kitchen for the property, offers a squared-off archway between the dining room and breakfast area. In the



Call Hern & Crabtree to arrange a viewing on **02920 228135**



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(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	

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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.