



Greenfield Avenue

| Cardiff | CF11 9PT



GREENFIELD AVENUE

Guide Price £500,000

A beautiful period home situated on a popular street, ideally located off the beaten track, yet still central for the array of nearby amenities and parks in Pontcanna, Canton, and Victoria Park. This sumptuous bay-fronted house is accessed through a characterful entrance hall with period tile flooring dado rail and stair to the first floor with original balustrade. Stripped pine doors leads to the through living-dining room, and kitchen/ breakfast room. The first floor accommodates two bathrooms and three bedrooms, with stairs off that rise to the loft room. Outside, there is a cared-for garden with garden shed and lawn to the rear, and to the front, there is a small forecourt with low-level wall. This is an adorable house with a wonderful aura and viewing is highly recommended.



Front
Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Storm Porch
Tiled sidings and flooring.

Entrance Hall
Enter via a traditional wooden stained glass door to the front elevation with window to the side and over. Tiled flooring. Coved ceiling. Dado rail. Radiator. Stairs rising up to the first floor. Under stairs alcove.

Living Room
15'0" max x 13'3" max
Double glazed bay window to the front elevation with stained glass over. Fitted plantation shutters. Coved ceiling. Dado rail. Radiator. Cast iron feature fireplace with tiled hearth. Doors leading to the sitting room.

Sitting Room
12'4" max x 11'7" max
Double glazed door leading to the garden. Coved ceiling. Radiator. Cast iron feature fireplace with tiled hearth. Doors leading to the living room.

Kitchen/Dining Room
20'4" max x 11'10" max
Double glazed windows to the rear elevation. Double glazed patio doors leading to the garden. Wall and base units with stone worktops over.

Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob. Integrated double oven and grill. Space for fridge freezer. Plumbing for washing machine. Integrated dishwasher. Breakfast seating. Baxi gas combination boiler. Two radiators. Tiled flooring.

Landing
Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Dado rail. Stairs rising up to the second floor. Fitted shelving under stairs.

Bedroom One
14'11" max x 10'5" max
Double glazed bay window to the front elevation with stained glass over. Coved ceiling. Picture rail. Radiator. Fitted overbed storage unit.

Bedroom Two
10'11" max x 11'8" max
Double glazed window to the rear elevation. Picture rail. Radiator. Fitted wardrobe. Wooden mantelpiece.

Bedroom Three
10'7" max x 12'5" max
Double glazed window to the rear elevation. Radiator. Cast iron feature fireplace. Fitted wardrobes.

Bathroom One
5'8" max x 8'0" max
Two double glazed obscured windows to the side elevation. W/C and wash hand basin. Bath with electric shower over. Fitted storage cupboard. Vanity cupboard. Heated towel rail. Part tiled walls. Tiled flooring.

Bathroom Two
6'0" max x 8'11" max
Double glazed window to the front elevation with stained glass over. Fitted plantation shutters. W/C and wash hand basin. Bath with electric shower over. Radiator. Part tiled walls. Stripped wooden flooring. Coved ceiling. Fitted plantation shutters.

Second Floor Landing
Wooden handrail and spindles. Door leading to:

Bedroom Four/Loft Room
14'2" max x 12'0" max
Two double glazed skylight windows. Radiator. Storage into eaves. Floor to ceiling height is 7'10" max.

Garden
Enclosed rear garden. Paved patio. Lawn. Rear lane pedestrian access. Outside light. Cold water tap. Side return. Timber frame storage shed. Mature shrubs and trees. Flower borders.



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

<https://www.hern-crabtree.co.uk>



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | | |
| (39-54) E | 52 | |
| (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.