



The Avenue, ##Invalid £210,000

- Two reception rooms
- Off-road parking
- Close to town centre
- Near shops and cafés
- Easy access to Cardiff
- Close to parks and green spaces
- EPC Rating: D



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About the property

A generously proportioned family home set on the ever-popular The Avenue. This substantial property offers versatile living space arranged over multiple levels, making it ideal for growing families or those seeking flexible accommodation.

The property comprises three well-proportioned bedrooms, two bathrooms, and two spacious reception rooms, providing ample room for both everyday living and entertaining. The reception rooms benefit from good natural light and can be utilised as formal living and dining spaces, or adapted to suit individual lifestyle needs.

A particular feature of the home is the inclusion of two basement rooms, offering excellent additional space. These rooms present a wide range of potential uses, such as a home office, gym, cinema room, hobby space, or additional storage, subject to the buyer's requirements.

The layout of the house is practical and well balanced, with generous room sizes throughout and a welcoming feel. Located in a sought-after residential area, the property benefits from convenient access to local amenities, schools, transport links, and nearby green spaces.



Accommodation

Reception Room

11' 6" x 10' 5" (3.51m x 3.17m)
Front aspect window, door to hallway

Reception Room

11' 3" x 13' 4" (3.43m x 4.06m)
Rear aspect window, wooden flooring, stairs to basement, entrance to kitchen

Kitchen

12' 2" x 8' 2" (3.71m x 2.49m)
Rear aspect window, modern fitted appliances, modern fitted cupboards, entrance to reception room, entrance to utility room

Utility

9' 11" x 6' 7" (3.02m x 2.01m)
Side aspect window, fitted cupboards, point for washing machine, sink, door to outside, door to bathroom

Bathroom

7' 10" x 8' 10" (2.39m x 2.69m)
Side aspect window, tiled bathroom, sink basin, toilet, shower, bathtub

Bedroom 1

9' 8" x 13' 6" (2.95m x 4.11m)
Two front aspect windows, door to ensuite, door to landing

En-Suite

Door to bedroom 1, sink basin, shower, toilet

Bedroom 2

9' 7" x 10' 4" (2.92m x 3.15m)
Rear aspect window, storage, door to landing

Bedroom 3

12' 2" x 9' 3" (3.71m x 2.82m)
Rear aspect window, door to landing

Attic Room

12' 6" x 12' 11" (3.81m x 3.94m)

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Floorplan

Important Information

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