



# Firs Avenue

| Pentrebane | Cardiff | CF5 3TJ



# FIRS AVENUE

Guide Price £269,950



lawn and paved patio. Outside light.

**Side**  
Driveway with off-street parking.

**Garage**  
Detached single garage.

**Additional Information**  
The electric roller blinds are included.  
We have been advised by the vendor that the property is Freehold.  
Epc - D

No Chain! Simply superb and not to be missed! An impressive and completely transformed, end-link house is set up on this elevated position on this corner plot on Firs Avenue. The property has been renovated throughout and tastefully styled by the current owners to offer a modern, light and spacious family home. Large bi-folding doors lead out from the open plan, contemporary fitted kitchen/diner/living room to the good-sized rear garden as well as having a utility with a w.c and a separate lounge. On the first floor are three generous bedrooms and a large four-piece bathroom suite with a free standing bath and a separate shower too. To the front offers a front lawn, off street parking and a detached single garage. Firs Avenue is a popular street in Pentreban and is located close to local shops and amenities and has excellent public transport links to and from Cardiff City Centre. Internal viewings are highly recommended!

**Entrance**  
Entered via a double glazed composite door to the front.

**Entrance Hall**  
Stairs to the first floor.  
Radiator. Tiled flooring.  
Glazed door to the lounge.  
Open plan to the kitchen/Diner.

**Lounge**  
11'9" x 9'5"  
Double-glazed window to the front. Radiator. Tiled floor. Recess for TV.

**Kitchen/Diner**  
23'3" x 11'4"  
Bi-folding doors leading out to the rear garden. Twin vertical radiators. Inset luxury fireplace and recess for TV and sound bar. The kitchen is fitted with a selection of wall and base units with worktops. Integrated oven and microwave. Stainless steel sink. Integrated full-length

dishwasher and fridge freezer. Central island with a Neff induction hob, pull-out pan drawers and breakfast bar with pop-up charger points. Door leads to a cloakroom/utility area. Tiled floor.

**Utility/Cloakroom**  
4'10" x 4'5"  
Obscure double-glazed window to the side. Space and plumbing for washing machine. W/c and wash hand basin. Heated towel rail. Tiled walls and floor.

## FIRST FLOOR

**Landing**  
Loft access hatch.

**Bedroom One**  
10'9" x 12'7"  
Double-glazed window to the front. Radiator. Built-in cupboard housing Ideal gas combination boiler.

**Bedroom Two**  
13'2" x 10'4"  
Double-glazed window to the rear. Radiator.

**Bedroom Three**  
7'7" x 11'9"  
Double-glazed window to the front and side. Radiator.

**Bathroom**  
10'1" max x 6'1" expanding to max 9'  
Obscure double-glazed window to the rear.  
Freestanding bath with upstand mixer, w/c, wall-hung wash hand basin and vanity. Walk-in style raindrop shower with separate shower mixer. Heated towel rail. Tiled walls and floor.

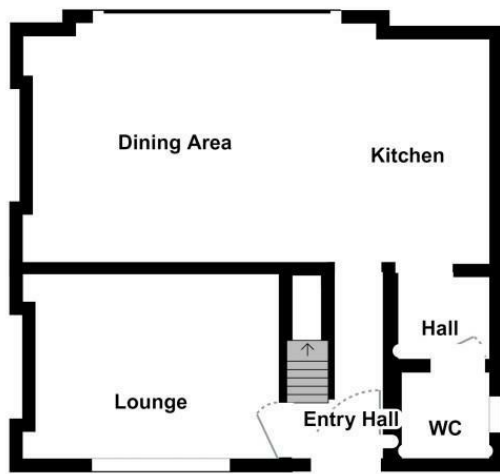
## OUTSIDE

**Front**  
Storm porch to the front.  
Lawn and path.

**Rear garden**  
Enclosed rear garden with

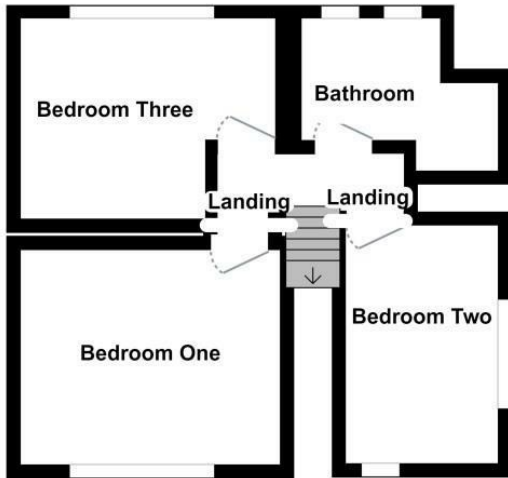


Call Hern & Crabtree to arrange a viewing on **02920 555 198**



For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.