



# Norbury Avenue

| Fairwater | Cardiff | CF5 3AY

# NORBURY AVENUE

Guide Price £315,000



A stylish and traditional semi-detached house placed in this small cul de sac in Fairwater. With period features, modern kitchen & bathroom along with a generous garden this home is sure to be popular.

Briefly comprising: Entrance Hall, Lounge, Dining Room which is Open Plan to the Kitchen. To the First Floor are Three Bedrooms and Family Bathroom. Outside there is a driveway giving off street parking for multiple vehicles and a generous garden. Further benefiting from gas central heating and double glazing.

Fairwater offers train station and bus links to city centre. Fairwater offers cafés, shops and amenities. Be quick and book early!

## Entrance Porch

Entered via double glazed French doors.

## Hall

Entered via a stained glass traditional wood front door, stairs to the first floor with understairs storage cupboard, radiator, wood parquet flooring, open to kitchen.

## Living Room

11'3 max x 11'7 max

Double glazed pvc sash bay window to the front, radiator, chimney breast with open alcove and wood block hearth, picture rail, coved ceiling, wood parquet flooring.

## Kitchen/Dining Room

17'7 max x 13' max

Double glazed pvc sash window to the side, kitchen fitted with a range of wall and base units with worktops over, single bowl

sink and drainer, four ring ceramic hob with cooker hood above and Hotpoint double oven and grill, integrated base fridge, integrated washing machine, wine rack, tiled flooring, open plan to the diner and door to downstairs cloakroom. The dining room has ood parquet flooring, feature cast iron fireplace, radiator, and French back bay doors leading out to the garden.

## Cloakroom

Double obscure glazed window to the side and rear, w.c and vanity wash hand basin, spotlight, tiled flooring.

## First Floor Landing

Stairs rise from entrance hall with wooden handrail and spindles, double obscure glazed window to the side, access to loft space.

## Bedroom One

11'8 x 10'4

Double glazed pvc sash window to the front, radiator, chimney breast with open alcove.

## Bedroom Two

10' x 10'4

Double glazed pvc sash window to the rear, radiator, fitted wardrobes and airing cupboard with Bax combination boiler, half exposed brickwork on the chimney breast, picture rail.

## Bedroom Three

6'11 x 8'1

Double glazed sash window to the front, radiator.

## Bathroom

5'11 x 5'9

Double obscure glazed window to the rear, bath with plumbed shower over and raindrop shower head, vanity wash hand basin and w.c, chrome heated towel rail, fully tiled walls and flooring.

## Rear Garden

Enclosed rear garden, slate patio throughout, security light, purpose built timber framed storage sheds, two cold water tap, gate to side leading to the front.

## Garage

A detached garage

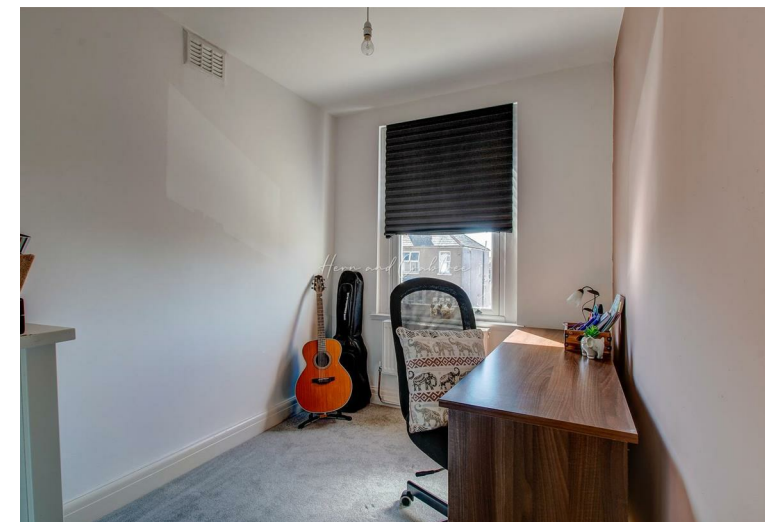
## Front

Driveway parking for at least two vehicles.

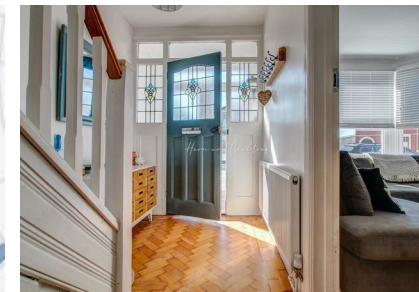
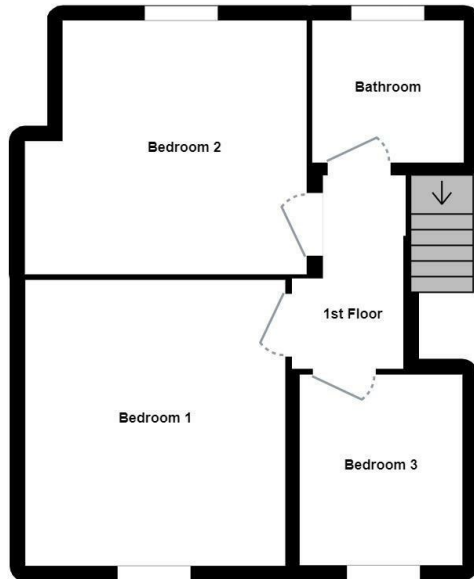
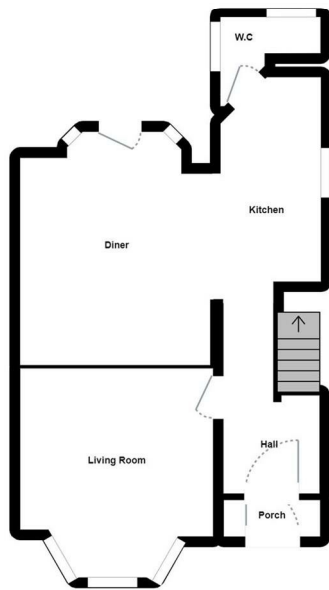
## Tenure And Additional

### Information

We have been advised by the seller that the property is freehold and the council tax band is E.



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



**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>64</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	



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ  
 Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

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



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.