



85 Clodien Avenue, Cardiff, CF14 3NN

£375,000

Nestled in the popular Clodien Avenue of Cardiff, this beautifully restored 3-bedroom terraced house from the early 1900s is a true gem waiting to be discovered. The property boasts two inviting reception rooms, Fitted Kitchen, utility room and family bathroom

Step inside to find a tastefully upgraded interior that seamlessly blends modern amenities with the charm of yesteryears. The professionally restored Bathstone and retained original features preserve the character of this historic home. The new windows throughout flood the rooms with natural light, creating a warm and inviting atmosphere. Outside, the private rear garden beckons you to relax in the tranquillity of nature, complete with raised beds for gardening enthusiasts. Enjoy the privacy of a garden that is not overlooked, perfect for hosting summer barbecues or simply enjoying a cup of tea in the morning. Conveniently located within walking distance to the University of Wales, Hospital (UHW), this property offers easy access to major transport links.

Additionally, the array of shops, restaurants, and coffee shops nearby ensures that you'll never run out of options for dining and entertainment.

Don't miss this opportunity to own a piece of history in a vibrant neighbourhood. Book a viewing today and envision the endless possibilities that this charming terraced house on Clodien Avenue has to offer.

Entrance

Entered via a part feature glazed composite front door from the front curtilage.

Hallway and stairs to first floor

A light, bright and spacious hallway with original flooring, high ceilings, stripped original doors to GF rooms, side window adjacent to front door and staircase to first floor.

Front Reception Room

A lovely bay fronted formal reception with exposed pine floor boards, original features and an open 'feature tiled' hearth which exposes the 'inset' wood burning feature fire.

Second Reception / Dining

This lovely room with its exposed feature 'brick' chimney breast gives a warm and homely feel to a multi-functional room. The room is served by twin doors leading respectively to/from the hallway and kitchen whilst the original rear picture window now looks through the added utility room through to the rear garden and beyond over the Allensbank Allotments.

Kitchen

The re-fitted kitchen gives ample storage with a range of fitted base and wall units with contrasting work surfaces and a range of appliances which include dishwasher, built in fridge/freezer and a fantastic range cooker for that aspiring chef... The main window overlooks the rear garden whilst the original back door now affords access to the recently added utility, wc and through to the back garden...

Utility Room

Step down from the kitchen to this modern utility room with sink and space for appliances. New door and window to the rear garden and door to the wc.

Ground Floor W/C

Tiled floor and walls, low level wc, basin and flooded with natural light by the Velux style room light...

Stairs to First Floor

Stairs open to the landing which has both loft access and a built in cupboard over the stairs as well as doors to the bedrooms and bathroom.

Bedroom 1

Your focus will immediately be grabbed by the feature bay window whilst other features include the Original fireplace and high Ceiling.

Bedroom 2

The large picture rear window affords views of the rear garden and Allensbank allotments beyond. The room also has a cupboard which houses the modern combi boiler...

Bedroom 3

Window to front elevation, a continuation of the high ceilings and picture rail.

Family Bathroom

Fitted with a feature 'L' shower bath 'shower over', Close Coupled WC and washing basin with modern replacement window to the rear. There is also a towel radiator to warm ready that towel for when its needed.

Front Outside Area

The Front curtilage is walled and gated to separate from the pavement. whilst the road beyond has residents parking to protect from non-residents.

Rear Garden

From the back door, a few steps lead down to the rear garden, laid mainly to lawn with established shrubs, a lovely apple tree and planted borders. there is also raised market garden bed should you too wish to grow your own, alternatively a lovely flower bed! A rear gate gives access to the rear lane so that those muddy paws and feet don't need to come through the house...

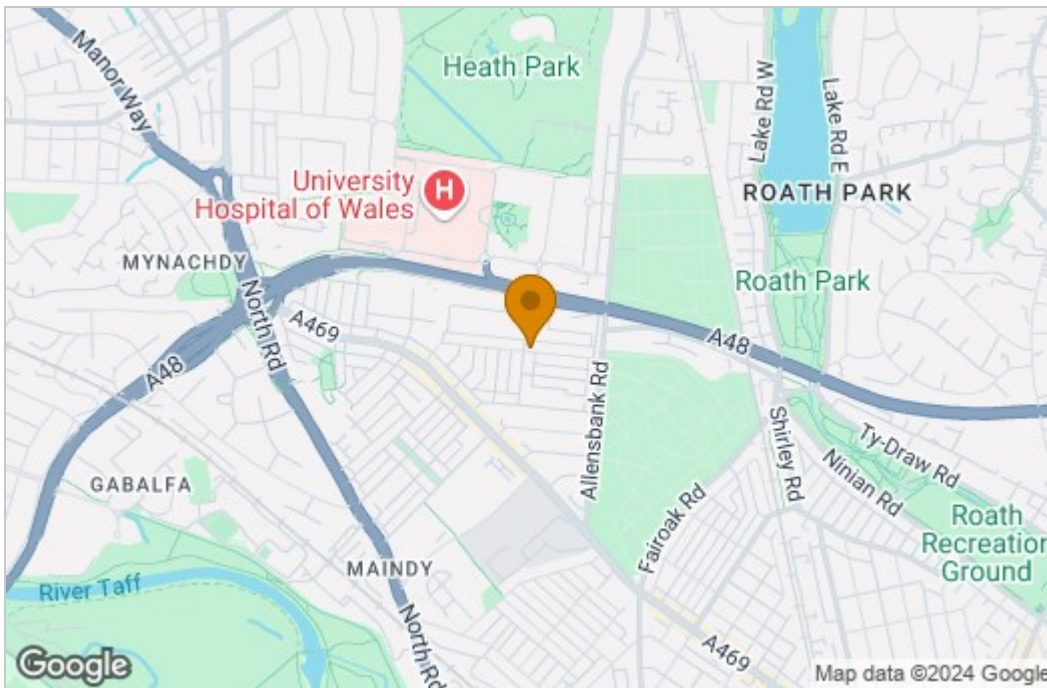
Overview.

If you are looking for a lovely 3 bedroom family home, in close proximity to the local amenities, shops, The Heath Hospital, Roath Park and with easy access to the A48, A470 & M4 then dont miss out on an early viewing of this absolute Gem...

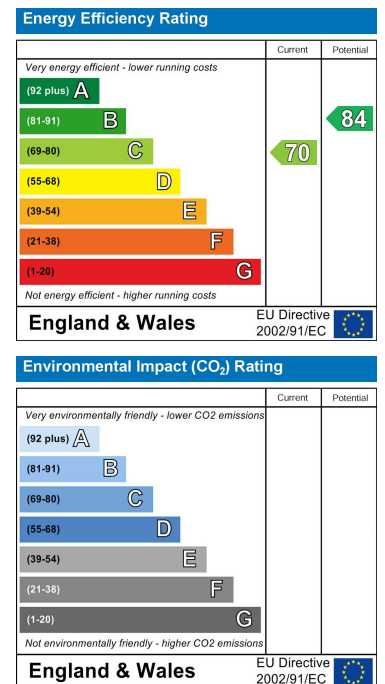
Floor Plan



Area Map



Energy Efficiency Graph



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