

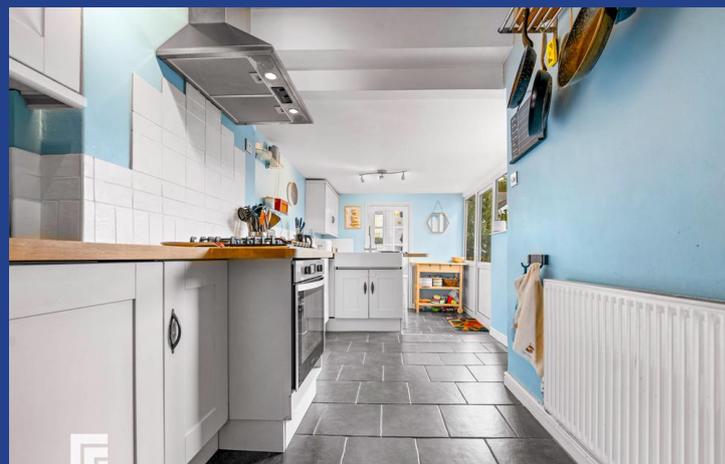
Avondale Crescent, Grangetown, Cardiff, CF11 7DE



Estate Agents and
Chartered Surveyors

Offers in Excess Of

£335,000



Mid Terraced House

3

1

2

2

Property Description

****THREE BEDROOM, MID-TERRACED HOUSE***
MGY are delighted to bring to market this mid-terraced, three bedroom house situated on a quiet and friendly street within the popular Grangetown area and is within walking distance to Cardiff City Centre and local amenities. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, utility room, downstairs wc, to the first floor there are three bedrooms and a family bathroom. The property further benefits from gas central heating and a good sized rear garden. *Viewing highly recommended**

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,078 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALLWAY

Entered via front door leading from private courtyard with stained glass panels to top. Parquet flooring. Pendant light to ceiling. Radiator. Stairs rising to first floor with under stair storage. Doors to lounge, diner and kitchen.

LOUNGE

14' 0" x 12' 9" (4.27m x 3.90m)
Large double glazed bay window to front with fitted blinds. Continuation of parquet flooring. Pendant light to ceiling. Picture rail. Alcoves with disconnected gas fireplace and wooden mantle. Radiator. TV point.

DINING ROOM

13' 11" x 11' 8" (4.25m x 3.57m)
Large double glazed bay windows and French doors leading to private rear garden. Continuation of parquet flooring. Pendant light to ceiling. Picture rail and coving to ceiling. Alcoves with fixed shelving and feature fireplace with cast iron base. Radiator.

KITCHEN

21' 6" x 7' 11" (6.56m x 2.43m)
Range of wall, base and drawer units with contrasting worktops over incorporating inset double sink and drainer with mixer tap over. Integrated electric oven and five ring gas hob with extractor fan over. Integrated fridge freezer and dishwasher. Tiled splashbacks and tiled flooring. Pendant lights to ceiling. uPVC double glazed window and door to access private rear garden.

UTILITY

Utility room with fixed shelving, plumbing for washing machine and wall mounted Worcester combi boiler. Double glazed uPVC window to rear aspect. Tiled flooring.

DOWNSTAIRS WC

Obscure window to side. WC. Radiator. Tiled flooring. Pendant light to ceiling.

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FIRST FLOOR

FIRST FLOOR LANDING

Carpet to floor. Pendant light to ceiling. Doors to three bedrooms and family bathroom. Access to loft hatch.

BEDROOM ONE

14' 0" x 11' 8" (4.27m x 3.57m)

Double bedroom. Double glazed bay uPVC window to front aspect with fitted blinds. Radiator. Carpet to floor. Coving to ceiling. Pendant light to ceiling.

BEDROOM TWO

13' 11" x 11' 8" (4.25m x 3.57m)

Double bedroom. Double glazed bay uPVC window to rear aspect. Radiator. Carpet to floor. Picture rail and coving to ceiling. Pendant light to ceiling.

BEDROOM THREE

8' 4" x 6' 11" (2.55m x 2.11m)

Double glazed uPVC window to front aspect with fitted blinds. Radiator. Carpet to floor. Picture rail. Pendant light to ceiling.

BATHROOM

Obscure double glazed window to rear aspect. Laminate wood effect flooring and partly tiled walls. Panelled bath with hot and cold tap over and folding shower curtain. Pedestal wash hand basin with hot and cold taps over. WC. Radiator. Fitted storage cupboard. Pendant light to ceiling.

OUTSIDE

Enclosed, low maintenance rear garden partly decked and lawn areas, offering a variety of inset shrubs and plants throughout the garden with fenced borders and brick wall surround. Shed. Outside tap. Access to rear lane.

TENURE

MGY are advised that the property is FREEHOLD.

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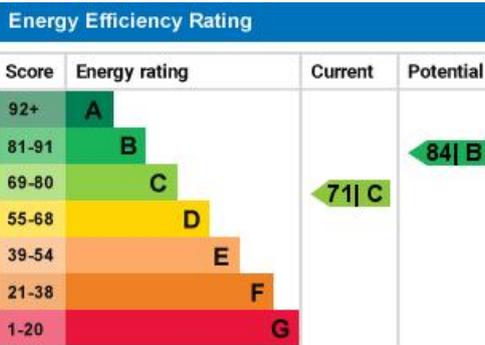
GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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