



AVONDALE CRESCENT  
GRANGETOWN  
CARDIFF CF11 7DF

ASKING PRICE OF

**£389,950**



THREE BEDROOM SEMI DETACHED



**3**



**1**



**1**



**2**

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 883 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

Pendant light fitting. Power points. Radiator. Picture rail.

#### **BEDROOM TWO**

14' 4" x 10' 5" (4.37m x 3.18m)  
Double glazed uPVC window to rear. Spacious double bedroom. Power points. Carpet to floor. Pendant light fitting. Radiator.

#### **BATHROOM**

8' 10" x 6' 10" (2.71m x 2.09m)  
Tiled flooring and walls. Spotlights. Modern and stylish white-three-piece suite comprising WC, pedestal wash hand basin with mixer tap over and free standing bath with waterfall mixer tap over. Walk in shower cubicle with mains powered shower over. Obscure double glazed uPVC window to rear aspect. Extractor.

#### **BEDROOM THREE**

6' 2" x 6' 0" (1.89m x 1.83m)  
Carpet to floor. Double glazed uPVC window to front aspect. Power points. Pendant light fitting.

#### **OUTSIDE**

Front - Driveway with space for multiple cars. Wall border.  
Rear - South facing garden. Laid to patio. Lawn area. Fence and wall border. Access to garage. Side gate access.

#### **GARAGE**

Single garage.

#### **TENURE**

MGY have been advised that the property is **FREEHOLD**.

**\*IMPRESSIVE CHALET FREE, SEMI DETACHED HOUSE\*** MGY are delighted to bring to market this bright and spacious, three bedroom, semi-detached 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 hallway, lounge, dining room, kitchen/breakfast room, three bedrooms and family bathroom. The property further benefits from having a driveway for multiple cars, separate garage, double glazing and gas central heating throughout. **\*Viewing highly recommended\***

#### **ENTRANCE HALL**

Entered via front door leading from driveway. Tiled flooring. Pendant light fitting. Radiator. Dado rail. Power points. Door to lounge and kitchen/diner. Stairs rising to first floor.

#### **LOUNGE**

13' 2" x 11' 9" (4.02m x 3.60m)  
Parquet flooring. Double glazed uPVC bay windows to front aspect with fitted blinds. Pendant light fitting. Picture rail. TV and telephone point. Radiator. Power points. Fireplace.

#### **KITCHEN/DINER/LIVING AREA**

20' 8" x 17' 7" (6.32m x 5.37m)  
Double glazed bi-fold doors leading to rear garden. Ample natural daylight. Parquet flooring. Pendant light fittings. Picture rail. Power points. Radiator. Obscure double glazed window side aspect. Two alcoves. TV point. Open plan to kitchen. Herringbone flooring. Spotlights. Vertical radiator. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating sink and four ring gas hob. Tiled splashback. Space for appliances such as dishwasher and fridge/freezer. Integrated oven and microwave. Power points.

#### **FIRST FLOOR**

Carpet to stairs and landing. Double glazed window to side aspect. Pendant light fitting. Doors to all bedrooms and bathroom. Access to insulated loft.

#### **MASTER BEDROOM**

13' 5" x 11' 4" (4.10m x 3.46m)  
Double glazed uPVC bay window to front. Carpet to floor.



**M G Y . C O . U K**

AVONDALE CRESCENT, GRANGETOWN, CARDIFF CF11 7DF

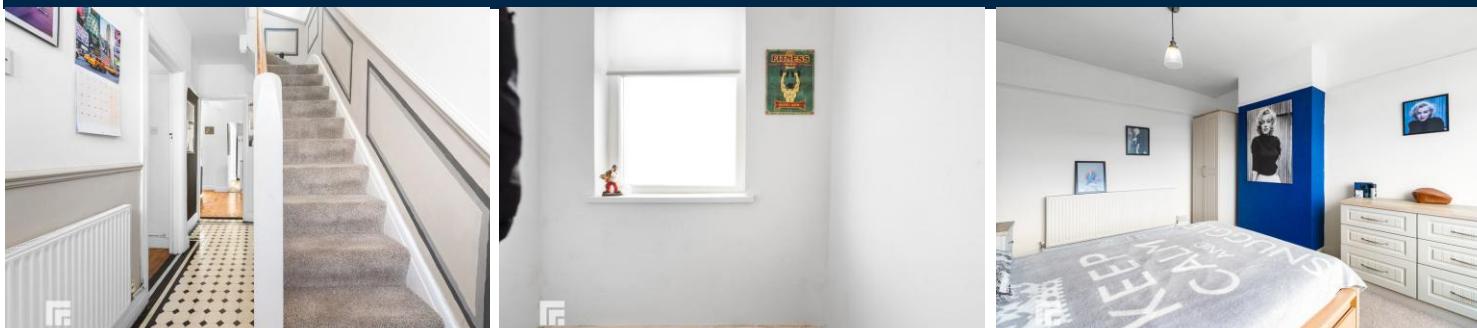


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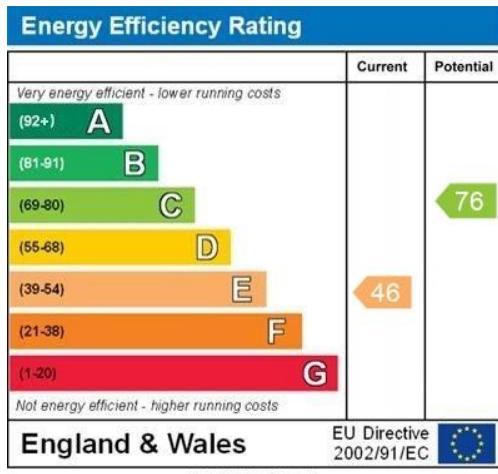
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GROUND FLOOR

1ST FLOOR



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