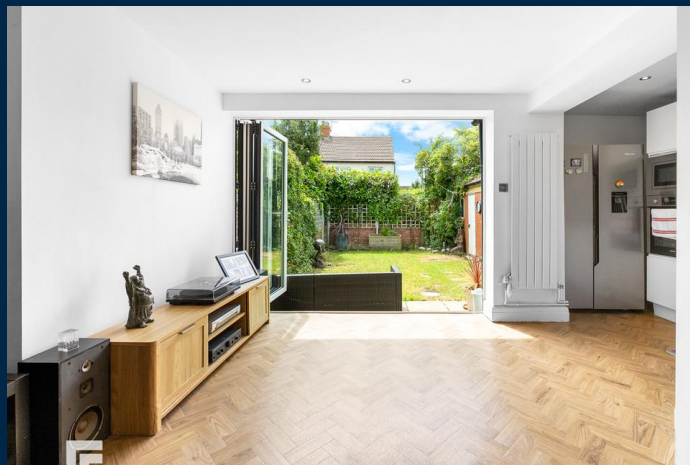




**AVONDALE CRESCENT**  
**GRANGETOWN**  
**CARDIFF CF11 7DF**

ASKING PRICE OF  
**£389,950**



**THREE BEDROOM SEMI DETACHED**



**3**



**1**



**1**



**2**

**\*IMPRESSIVE CHAIN 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.

**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.



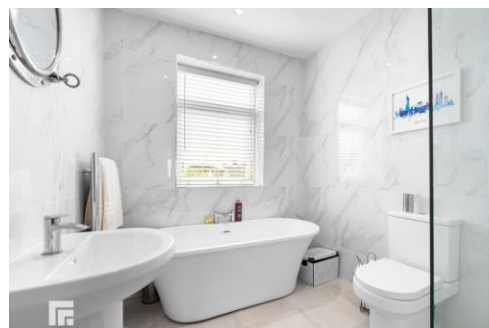
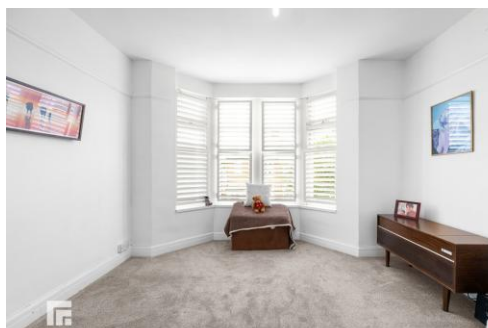
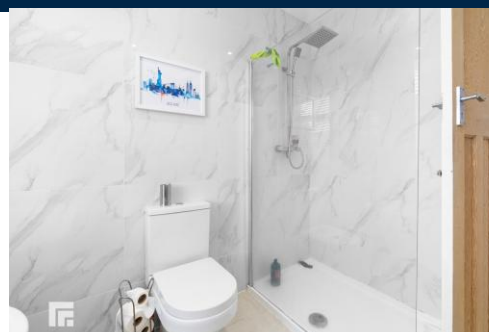
AVONDALE CRESCENT, GRANGETOWN, CARDIFF CF11 7DF



MGY.CO.UK

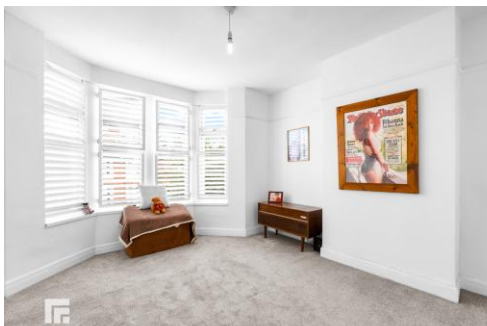
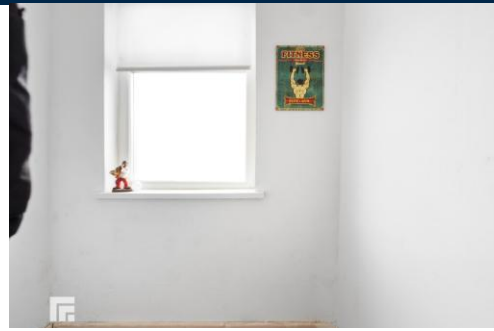
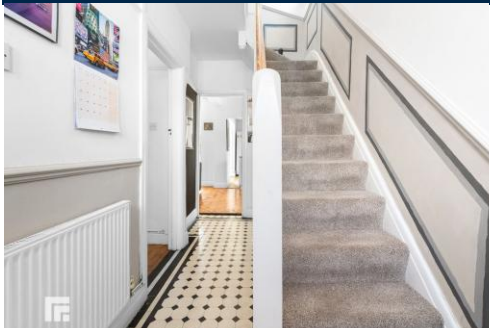


# AVONDALE CRESCENT, GRANGETOWN, CARDIFF CF11 7DF





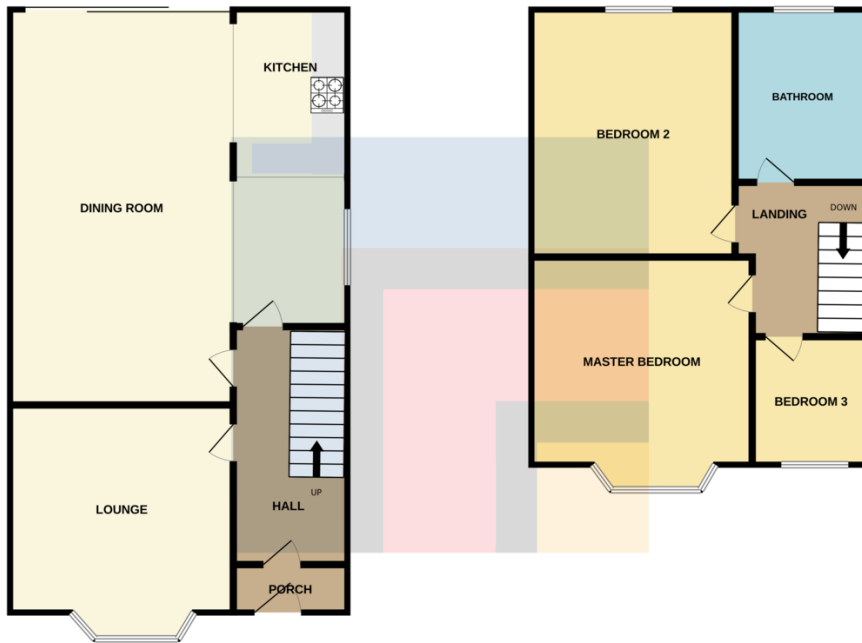
# AVONDALE CRESCENT, GRANGETOWN, CARDIFF CF11 7DF



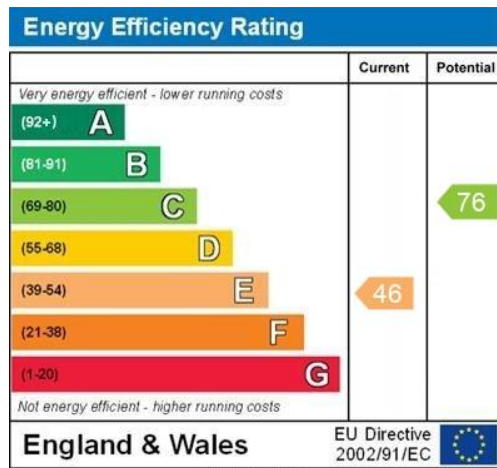
# AVONDALE CRESCENT, GRANGETOWN, CARDIFF CF11 7DF

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2025



**CARDIFF** 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

**MGY.CO.UK**