



AVONDALE CRESCENT
GRANGETOWN
CARDIFF CF11 7DE

ASKING PRICE OF
£370,000



DETACHED HOUSE



3



1



2



2

****THREE BEDROOM, DETACHED HOUSE WITH EXCELLENT SIZED REAR GARDEN****
MGY are delighted to bring to market this detached, 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, sitting/dining room, kitchen, utility room, downstairs wc, to the first floor there are three bedrooms and a family shower room. The property further benefits from gas central heating and an excellent sized rear garden with lane access.*Viewing highly recommended**

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,032 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

PORCH

uPVC front door leading from private paved driveway with lawn area. Double glazed uPVC windows to front and side.

ENTRANCE HALL

Entered via glazed door leading from porch. Carpeted flooring. Pendant light fitting. Radiator. Two understair storage cupboards, one housing utility meters. Picture rail. Doors to lounge, sitting/dining room and kitchen. Stairs rising to first floor.

LOUNGE

13' 1" x 11' 8" (4.01m x 3.58m)
Double glazed uPVC bay window to front aspect. Carpeted flooring. Pendant light fitting. Gas fireplace with mantle surround. Picture rail. Alcoves. Radiator.

SITTING/DINING ROOM

14' 4" x 11' 3" (4.38m x 3.43m)
Double glazed uPVC bay window to rear aspect with uPVC door leading to private garden. Carpeted flooring. Pendant light fitting. Gas fireplace with mantle surround. Picture rail. Alcoves. Radiator.

KITCHEN

11' 0" x 8' 7" (3.36m x 2.62m)
Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink and drainer with mixer tap over. Freestanding four ring gas hob with oven beneath. Tiled splashback and tiled flooring. Integrated fridge. Double glazed uPVC window to side aspect. Radiator. Door leading to utility.

UTILITY ROOM

uPVC double glazed window to rear aspect. Space and plumbing for washing machine. Tiled flooring.

DOWNSTAIRS WC

5' 1" x 2' 4" (1.56m x 0.72m)
WC. Tiled flooring.

FIRST FLOOR

FIRST FLOOR LANDING

Carpet to floor. Loft hatch. Pendant light fitting. Doors to all bedrooms and shower room.

BEDROOM ONE

13' 1" x 11' 8" (4.01m x 3.58m)
Double glazed uPVC bay window to front aspect. Carpeted flooring. Fitted wardrobes across one wall. Pendant light fitting. Picture rail. Radiator.

BEDROOM TWO

14' 4" x 10' 5" (4.38m x 3.18m)
Double glazed uPVC bay window to rear aspect. Carpeted flooring. Fitted wardrobes across one wall. Pendant light fitting. Picture rail. Radiator.

BEDROOM THREE

9' 10" x 9' 4" (3.02m x 2.86m)
Double glazed uPVC bay window to side aspect. Carpeted flooring. Pendant light fitting. Picture rail. Radiator.

SHOWER ROOM

6' 1" x 6' 0" (1.87m x 1.83m)
Double glazed obscure uPVC window to front aspect. WC. Pedestal wash hand basin with hot and cold tap over. Walk in shower area with electric powered shower over. Pendant light fitting. Radiator.

OUTSIDE

Excellent sized rear facing garden, with laid to patio and lawn areas. Wall border. Mature shrubs. Shed and greenhouse. Gated access to front and rear lane access.

TENURE

MGY have been advised that the property is FREEHOLD.



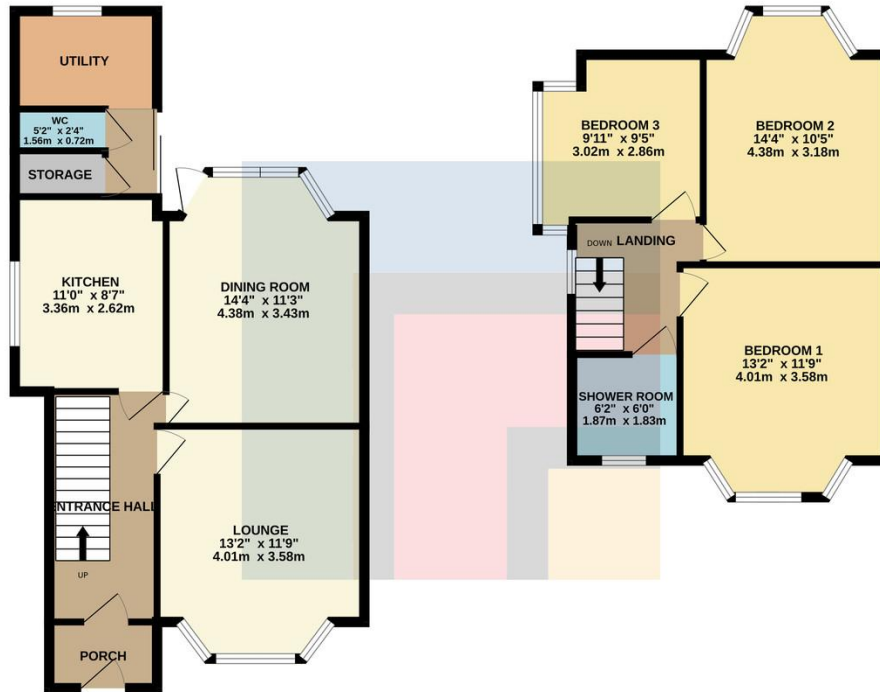
AVONDALE CRESCENT, GRANGETOWN, CARDIFF CF11 7DE



AVONDALE CRESCENT, GRANGETOWN, CARDIFF CF11 7DE

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.

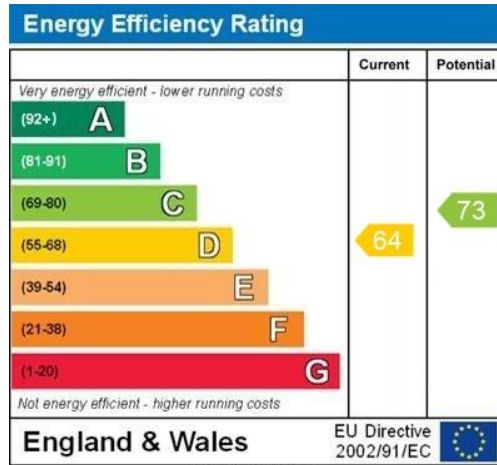
1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq.ft. (95.8 sq.m.) approx.

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