



**Plasturton Avenue, Cardiff CF11 9HN**

**welcome to**

**Plasturton Avenue, Cardiff**

Spacious four-bedroom mid-terrace on sought-after Plasturton Avenue. Set over two floors with three reception rooms, conservatory, four bedrooms and bathroom. In need of full modernisation, offering an ideal blank canvas with a private South West facing garden.



### **Entrance Hall**

Original tiling, access to the reception rooms and kitchen, gas radiator and original coving.

### **Reception Room One**

14' 10" Max x 12' 6" Max ( 4.52m Max x 3.81m Max )  
Bay-fronted windows, carpeted flooring, gas radiator, original coving and electric point.

### **Reception Room Two**

12' 9" Max x 10' 5" Max ( 3.89m Max x 3.17m Max )  
Original fireplace, access to the garden, gas radiator, original coving, carpeted flooring and electric point.

### **Kitchen / Diner**

18' 1" Max x 10' 6" Max ( 5.51m Max x 3.20m Max )  
Original fireplace, electric radiator, two double-glazed side windows, gas radiator, integrated kitchen with worktops, and wall and base units.

### **Utility Room**

10' 6" Max x 7' 6" Max ( 3.20m Max x 2.29m Max )  
Boiler, wall and base units, gas radiator, access to the garden and conservatory, electric points and tiled flooring.

### **Conservatory**

10' 6" Max x 7' 1" Max ( 3.20m Max x 2.16m Max )  
Tiled flooring, double glazed windows and electric points.

### **Landing**

Carpeted, with access to all upstairs rooms and the loft.

### **Bedroom One**

16' 8" Max x 14' 10" Max ( 5.08m Max x 4.52m Max )  
Bay-fronted outlook over Plasturton Avenue, double-aspect windows, vaulted ceiling, carpeted throughout, electric points and gas radiator

### **Bedroom Two**

12' 9" Max x 10' 4" Max ( 3.89m Max x 3.15m Max )  
Gas radiator, carpeted, electric points, double-glazed window overlooking the garden and vaulted ceiling.

### **Bedroom Three**

10' 7" Max x 8' 3" Max ( 3.23m Max x 2.51m Max )  
Double-glazed rear window, carpeted flooring, gas radiator and electric points.

### **Bedroom Four**

7' 11" Max x 6' 9" Max ( 2.41m Max x 2.06m Max )  
Access to the loft, double-glazed side window, carpeted flooring, electric point, and gas radiator.

### **Bathroom**

W.C. bath with shower, hand-wash basin, frosted double-glazed side window and gas radiator.

### **W.C.**

W.C. frosted double glazed window to side and hand wash basin.

### **Rear Garden**

Courtyard garden with rear access, accessible via the Utility Room and Reception Room Two.



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## Plasturton Avenue, Cardiff

- Distinguished four-bedroom period residence on prestigious Plasturton Avenue
- Elegant trio of reception rooms plus a bright conservatory
- Generously proportioned accommodation set across two spacious floors
- Exceptional refurbishment opportunity an impressive blank canvas with vast potential
- Enclosed South West facing garden offering a desirable private retreat

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: G



Please note the marker reflects the postcode not the actual property

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