02920 575 631
sales@olivia-louise.co.uk









Fields Court, Greenfield Avenue. Cardiff. CF11 9QF

OFFERS OVER £210,000 Leasehold

SCAN ME

Olivia Louise are delighted to introduce this well-presented two-bedroom flat, tucked away on Greenfield Avenue in the highly sought-after area of Canton. Moments from the neighbouring neighbourhoods of Pontcanna and Llandaff with private entrance, parking and communal garden. Sold with No onward chain, offering an exciting opportunity close to Pontcanna and Cardiff city centre.

A Well-Presented Two-Bedroom Home with Private Entrance, Allocated Parking & Communal Garden
SOLD WITH NO ONWARD CHAIN

Combining a private entrance, allocated parking and access to a communal garden, this is a property that offers a particularly appealing blend of convenience, outdoor space and city living; features that can be increasingly difficult to find in such a popular Cardiff location.

The property is offered for sale with vacant possession and no onward chain, making it an excellent opportunity for first-time buyers, professionals, downsizers or investors seeking a well-positioned home with excellent local amenities close by.
Accessed via its own private front door, the property has a welcoming, house-like feel. The accommodation comprises a comfortable living room, separate kitchen, two bedrooms and a bathroom, with the layout offering a practical and versatile arrangement for modern living.
Polished parquet flooring runs through the living room and bedrooms, adding warmth, character and a timeless quality to the accommodation.

The property has also benefited from a number of recent improvements, including a new boiler and central heating system, replacement windows, white kitchen appliances and a modern fitted bathroom, with these works having been carried out approximately one to two years ago.

The private entrance is a particularly attractive feature, while the allocated parking provides genuine convenience for everyday city living.

Outside, residents also have access to a communal garden, providing a pleasant area of outdoor space to enjoy.

Few areas of Cardiff offer quite the same combination of character, community and convenience as Canton.
Greenfield Avenue is ideally positioned for enjoying the independent cafés, restaurants, bakeries, bars and local shops that have helped make Canton such a popular place to live. The area has a relaxed, village-style atmosphere while remaining exceptionally well connected to the heart of the city.
Just a short distance away, Pontcanna offers an even greater choice of independent eateries, coffee shops, delis, boutiques and bars, together with a strong community feel and an abundance of attractive Victorian and Edwardian architecture.
For everyday essentials, there are supermarkets, local convenience stores and a wide range of amenities within easy reach, while Cardiff's city centre is close enough to enjoy its shops, restaurants, cultural attractions and nightlife without being surrounded by them.

One of the real attractions of this part of Cardiff is the amount of green space nearby.
Thompson's Park, Pontcanna Fields, Llandaff Fields and Sophia Gardens are all within easy reach, providing excellent opportunities for walking, running, cycling and enjoying the outdoors.
The nearby River Taff and Taff Trail also provide an attractive route for those who enjoy walking or cycling, with the wider network extending through Cardiff and beyond.
It is a location that genuinely offers the best of both worlds; green open spaces and a vibrant neighbourhood, with the city centre within easy reach.

The location is particularly well suited to commuters and city professionals. A number of local bus routes provide convenient connections across Cardiff, while Cardiff Central railway station offers regular rail services for journeys across South Wales and further afield.
Greenfields Avenue is also well placed for access to the wider road network, making it a practical base for those commuting beyond Cardiff.

This is a property that offers far more than its apartment classification might initially suggest.
Whether you're looking for your first home, a convenient city base, a property to downsize to or an investment opportunity, this apartment provides an excellent foundation in a location where demand remains strong.

Tenure & Outgoings:

Tenure: Leasehold
Lease remaining: Approximately 97 years
Ground rent: £50 per annum
Service charge: No service charge currently payable
Buildings/ground insurance: £250 per annum
Management company: Woodville

The above information is provided in good faith for guidance only and should be verified by the purchaser and their legal representative as part of the conveyancing process.

Please Note; Some furniture, furnishings and accessories shown in the marketing photography have been AI-generated for illustrative purposes only to demonstrate how the rooms may be used and to help visualise potential layouts and styling. The imagery should therefore not be relied upon as an exact representation of the property's existing furnishings or presentation.
Additional Information: Buyers are required to pay a non-refundable AML administration fee of £30 inc. VAT per buyer following acceptance of their offer in order to proceed with the sale.

Call the Olivia Louise Team today to secure your viewings
We look forward to hearing from you soon

Front Exterior

A well-maintained residential frontage featuring a red brick lower elevation with textured rendered upper elevations, complemented by white-framed windows and glazed doors. The property benefits from generous natural light, with a central upper-level Juliet-style balcony and full-height glazed doors.The front garden is enclosed by low-level brick walling, with established planting and a paved pathway providing access to the property.

Hallway
10' 3" x 3' 7" (3.12m x 1.09m)
Approached via the propertys own private entrance, a staircase leads directly to the first-floor hallway. The hallway provides access to all principal rooms and benefits from a useful storage cupboard, providing valuable additional household storage.

Lounge Diner
11' 9" x 15' 7" (3.58m x 4.75m)
A bright and characterful living room featuring large double-glazed windows drawing in excellent natural light and enjoying a leafy outlook.The room benefits from original-style polished parquet flooring, extending across the space and adding warmth, texture and timeless character. The generous proportions provide a versatile reception space, complemented by a feature fireplace

Kitchen
7' 1" x 9' 4" (2.16m x 2.84m)
A well-appointed kitchen featuring a range of fitted cabinetry and practical storage, space and plumbing for a washing machine. The room benefits from a large double-glazed window, providing excellent natural light and views over the surrounding greenery.A tiled splashback sits above the work surfaces, while the patterned tiled flooring adds character and complements the practical layout. The kitchen also incorporates integrated cooking facilities and generous storage, making good use of the available space.

Shower Room
7' 2" x 5' 8" (2.18m x 1.73m)
A stylish and contemporary shower room featuring a large walk-in shower enclosure with black-framed glazed screening, complemented by dark green wall tiling and contrasting patterned floor.The room benefits from a double-glazed obscured window, providing natural light while maintaining privacy. A modern wall-mounted basin sits alongside the WC, with the tiling continuing throughout to create a cohesive and practical finish.

Bedroom one
8' 8" x 13' 10" (2.64m x 4.22m)
A beautifully presented principal bedroom with a warm, calming feel, combining natural textures and earthy tones to create a wonderfully inviting retreat. The polished parquet flooring adds warmth and character, while the large window fills the room with natural light and offers a leafy outlook. Built-in storage provides excellent practicality, with tasteful lighting, artwork and natural accents completing this stylish and comfortable bedroom.

Bedroom two
7' 1" x 9' 3" (2.16m x 2.82m)
The polished parquet flooring continues adding warmth and character into the second bedroom. A charming and versatile space, offering a lovely space that could easily be used as a childs bedroom, nursery, home office or hobby room.





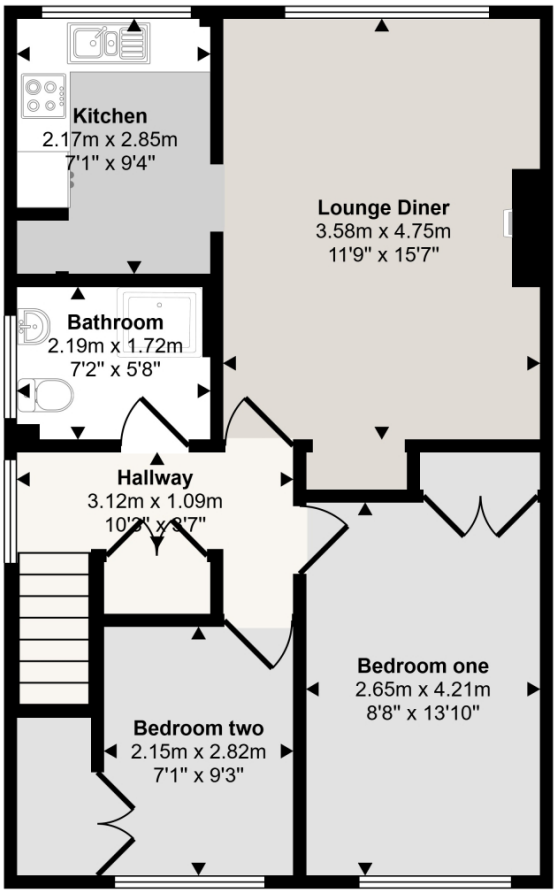






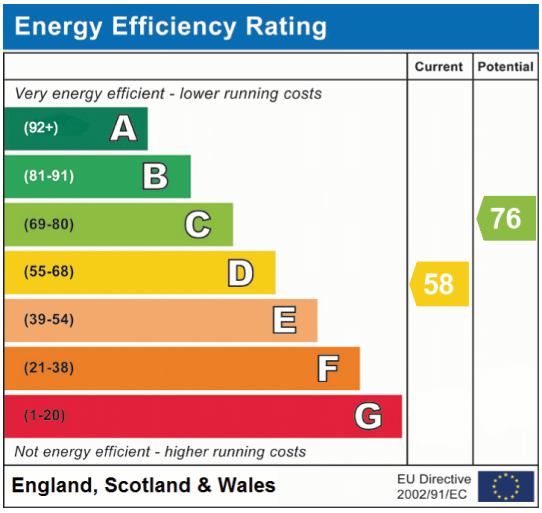


Approx Gross Internal Area
57 sq m / 616 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Address: Canton, CF11



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.