Gabalfa Avenue,

£340,000

- UNIQUE DETACHED PROPERTY
- FAMILY HOME
- PRIVATE REAR GARDEN
- GATED DRIVEWAY
- UTILITY ROOM AND 3 BATHROOMS
- EPC Rating: C

3 1 1

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About the property

Uniquely designed, detached house in an excellent location close to the Taff Trail and Llandaff North Village and a short drive to Whitchurch Village.

Situated just a short walk from Hailey Park and the Taff Trail, is this uniquely designed, three bedroom detached home that offers an excellent family living environment.

Well presented throughout, the property is spacious, and well maintained. The accommodation begins with a welcoming entrance hallway, leading to two ground floor bedrooms, benefiting from an en suite. French doors from bedroom two provides direct access to the garden. Also situated on the ground floor is a useful utility room with storage and laundry space, family bathroom and seperate access to the rear garden.

To the first floor is a lounge filled with natural light with French doors leading to a Juliet Balcony. To the left is a spacious kitchen diner. On the third floor is another double bedroom with en suit.

Externally, the property benefits from a driveway with gates providing off-road parking and security. The rear garden is level, enclosed, and designed for ease of maintenance, perfect for outdoor seating and entertaining.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Accommodation

Entrance Hall

Double glazed door and window, stairs to first floor, cupboard, laminate floor, corridor and door to rear garden and laundry room.

Laundry Room

5' 10" x 5' 4" (1.78m x 1.63m)
Double glazed window to rear, plumbing for washing machine, inset stainless steel sink and drainer, radiator, laminate floor.

Bedroom One

22' Max x 13' 10" Max (6.71m Max x 4.22m Max)
Double glazed window to front, radiator, fitted storage, laminate floor,

Bedroom Two

13' 9" x 8' 11" (4.19m x 2.72m)
Double glazed french doors to rear garden, radiator, laminate floor, door to en suite.

En Suite

8' 9" x 3' 8" (2.67m x 1.12m)
Shower with sliding doors, w.c and wash hand basin, radiator, part tiled walls.

Bathroom

8' 9" x 5' 4" (2.67m x 1.63m)
Double glazed window to rear, panelled bath, low level w.c, extractor fan, radiator, light up vanity mirror, spotlights, laminate floor.

Landing

Wooden hand rail, open landing space, radiator, archway to:

Lounge

18' x 12' 4" (5.49m x 3.76m)
Double glazed patio doors to front with half juliette balcony, feature fireplace with electric fire and stone surround, radiator, laminate floor, door to:

Study

8' 9" x 5' 1" (2.67m x 1.55m)
Laminate floor, power and light

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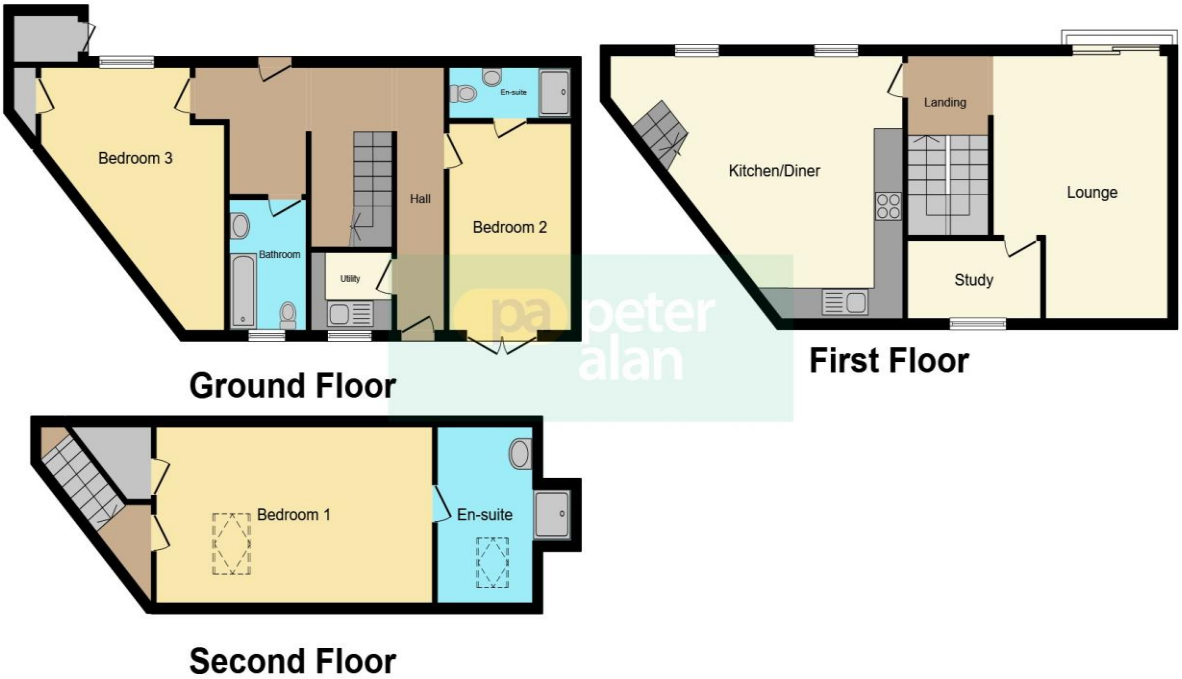
Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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