Ton-Yr-Ywen Avenue

CARDIFF, CF14 4PB

£300,000

Hern & Crabtree



Ton-Yr-Ywen Avenue

Situated on the popular Ton-Yr-Ywen Avenue in Heath, Cardiff, this three bedroom semi-detached home offers generous living accommodation, an established rear garden and an excellent opportunity for buyers looking to create a home of their own. Offered for sale with no onward chain, the property has been well maintained over the years, with scope for cosmetic updating to suit individual tastes.

The ground floor offers a welcoming entrance hallway, a separate front reception room with a feature fireplace and a spacious second reception room arranged into two distinct living and dining areas. French doors open directly onto the rear garden, providing a pleasant connection between the house and outside space. The kitchen includes a breakfast bar and useful pantry storage, with an adjoining utility room offering additional practicality.

Upstairs are three bedrooms, two with fitted wardrobes, alongside a family bathroom. The third bedroom would also lend itself well to use as a home office or nursery.

Outside, the enclosed rear garden offers a combination of paved seating areas, lawn and established planting, with a substantial brick outbuilding providing useful storage.

Ton-Yr-Ywen Avenue is particularly well placed for the amenities of Heath and nearby Birchgrove, with local shops, cafés, supermarkets and everyday conveniences within easy reach. Heath Park offers extensive green space for walking and recreation, while the University Hospital of Wales is conveniently located nearby.

Families are well served by local schooling options, including Ton Yr Ywen Primary School and Llanishen High School, subject to admissions and catchment criteria. Heath High Level and Heath Low Level railway stations provide connections across Cardiff and beyond, while regular bus services and convenient access to the A48 and M4 make the location particularly appealing for commuters.











Approx 1063.00 sq ft

Council Tax Band: D

Entrance Hall
A double glazed window to the side of the property provides natural light to the entrance hallway.

Accessed through a PVC panelled front door, the hallway features coved ceilings, a radiator and stairs rising to the first floor, with a combination of timber handrail and decorative metal balustrading. Doors lead through to the principal ground floor rooms.

Front Reception Room
Double glazed windows overlook the front of the property, featuring decorative crosshatched glazing.

Accessed through a varnished timber door with glazed detailing, this comfortable reception room features an electric fireplace set upon a tiled hearth with a varnished timber mantelpiece above. A radiator completes the room.

Kitchen
A double glazed window overlooks the side of the property.

Accessed from the hallway through a varnished timber door with obscure glazed detailing, the kitchen features a range of fitted base units with laminate work surfaces, tiled splashbacks and tiled flooring. There is space for a freestanding cooker, along with space for a fridge.

A breakfast bar provides seating for two, while a useful built in corner cupboard offers additional pantry storage. Further features include a radiator, a recessed alcove with fitted mirror and coved ceiling detailing to part of the room.

An archway leads through to the adjoining utility room.

Utility Room
Double glazed windows overlook the side and rear of the property, while an external door with glazed panels provides direct access to the garden.

The utility room features tiled flooring, laminate work surfaces, a fitted wall cupboard and space for a washing machine and additional appliances, including a fridge or freezer.

Rear Reception and Dining Room
Double glazed French doors overlook the rear garden and open directly onto the patio.

A generously proportioned reception space, thoughtfully divided into two distinct areas by a central archway, offering flexibility for both relaxing and formal dining.

The room features coved ceilings, a radiator, wall lighting and decorative ceiling light fittings to each section. A former fireplace recess has been adapted to provide a useful storage cupboard, with a small mantelpiece above.

A timber glazed folding door connects the room to the kitchen, allowing the spaces to be used together or separately.

First Floor Landing
A double glazed window overlooks the side of the property, bringing natural light onto the landing.

Features include coved ceilings, decorative metal balustrading, access to the loft via a ceiling hatch and a built in cupboard housing the boiler, with additional storage above.

Doors lead to all three bedrooms and the family bathroom.

Bedroom One
A double glazed window overlooks the rear garden.

A well proportioned double bedroom featuring coved ceilings, a radiator and an extensive range of built in wardrobes and storage cupboards, providing practical storage without compromising the available floor space.

Bedroom Two
A double glazed window faces the front of the property, featuring decorative crosshatched glazing.

A further bedroom with coved ceilings, a radiator and a built in wardrobe cupboard positioned in one corner.

Bedroom Three
A double glazed window with decorative crosshatched glazing overlooks the front of the property.

Currently suited to use as a bedroom or home office, the room features coved ceilings, a radiator and a built in storage cupboard.

Family Bathroom
An obscure double glazed window overlooks the rear of the property.

The bathroom features fully tiled walls, laminate flooring and a suite comprising a bath with wall mounted electric shower over, wash hand basin and WC. Additional features include a radiator, a fitted corner cupboard and an integrated wall mirror set within the tiling.

Rear Garden
The enclosed rear garden offers an attractive combination of paved seating areas, lawn and established greenery.

A stone paved patio extends across the rear of the property, accessible from both the utility room and the rear reception room, providing a convenient setting for outdoor dining and entertaining.

Beyond the patio lies a lawn bordered by mature hedging, shrubs and trees, lending the garden a pleasant sense of privacy and greenery. A paved pathway runs alongside part of the lawn, with a combination of timber fencing and established hedging defining the boundaries.

A substantial brick built outbuilding is divided into three separate sections, each accessed by its own timber door. One section houses a former outside WC, which is currently not in use, while the remaining areas provide useful garden storage.

Side access offers an additional route into the garden.

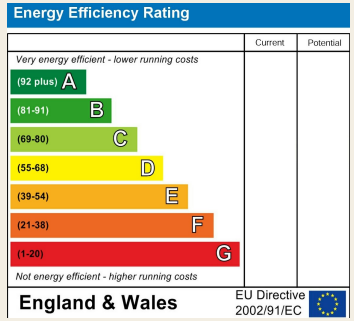
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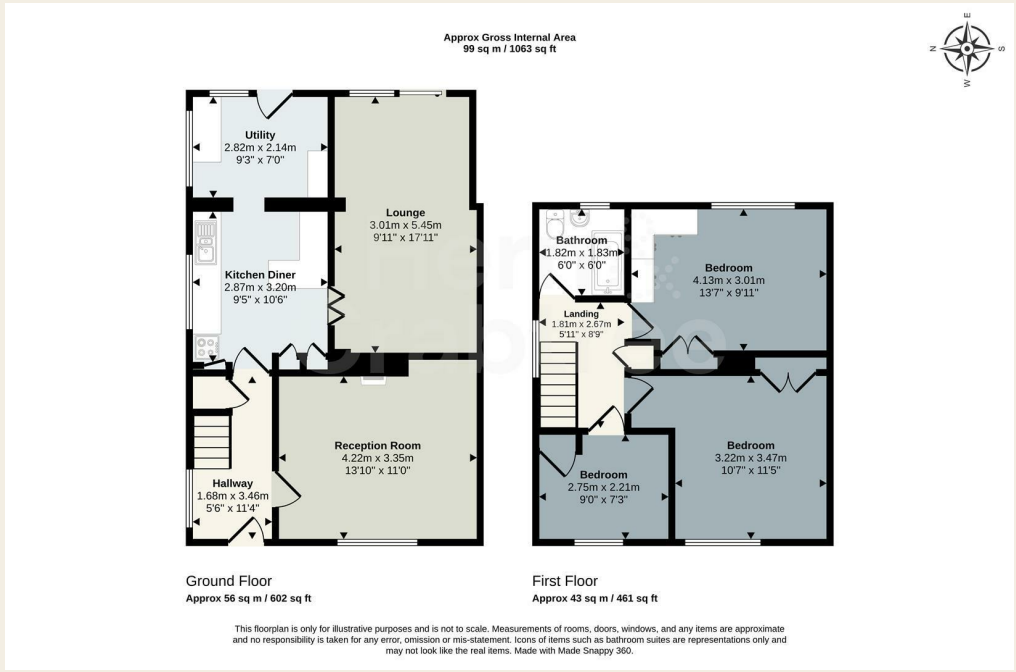
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