

Woolaston Avenue

CARDIFF, CF23 6HA

GUIDE PRICE £390,000

**Hern &
Crabtree**



Woolaston Avenue

Set within the sought-after Cyncoed and Lakeside area of Cardiff, this three-bedroom semi-detached home offers well-balanced accommodation, a private garden and valuable off-road parking with a garage. The house has a practical, welcoming layout, beginning with a porch and entrance hall that lead through to a light-filled living room and adjoining dining room. The kitchen connects directly to a conservatory, creating an easy flow between the principal living spaces and the garden beyond.

Upstairs are three bedrooms and a family shower room, while the ground floor benefits from useful storage, two reception areas and a conservatory with power. Outside, the driveway provides parking for three vehicles and access to the garage, complemented by a low-maintenance front garden and a terraced rear garden with side access, mature planting and a useful attached outbuilding.

Cyncoed remains one of Cardiff's most established residential settings, appreciated for its leafy streets, excellent local facilities and access to green space. Everyday shopping is close by at Lakeside, while Roath Park Lake, with its waterside walks and open parkland, is within easy reach. The area is particularly well placed for a range of local schools, including Lakeside Primary School and Cardiff High School, subject to admissions criteria. Cardiff Metropolitan University's Cyncoed campus is also nearby.

For commuting and city access, local bus services run through the area, while Heath High Level and Heath Low Level railway stations provide convenient connections. The property is well positioned for Cardiff city centre, the University Hospital of Wales and the wider road network, making it an appealing choice for buyers seeking a settled Cardiff location with everyday convenience close at hand.



972.00 sq ft

Porch

PVC front door with a large obscured double-glazed panel to the upper section. Hard flooring. Space for storage.

Entrance Hall

Double-glazed window to the side. Coving to ceiling. Stairs rising to the first floor. Under-stairs storage cupboard. Two radiators. Wood-effect laminate flooring. Access to the central alarm system.

Living Room

Double-glazed window to the front. Coving to ceiling. Electric fireplace. Wood-effect laminate flooring. Large open archway leading to the dining room.

Dining Room

Double-glazed window overlooking the conservatory. Coving to ceiling. Radiator. Wood-effect laminate flooring.

Kitchen

Double-glazed window and PVC door with two obscured double-glazed panels leading to the conservatory. A range of wall and base units with a mixture of wood-panelled and tiled wall finishes. Laminate work surfaces incorporating a composite one-and-a-half bowl sink and drainer. Integrated induction hob, oven and grill. Space for a fridge, microwave, washing machine and tumble dryer. Radiator.

Conservatory

Double-glazed windows to the rear and obscured double-glazed windows to the side. PVC door with two obscured double-glazed panels leading to the rear garden. Tiled flooring. Power points. Space and plumbing for a tumble dryer.

First Floor Landing

Double-glazed window to the side. Wooden balustrade. Coving to ceiling. Loft hatch access.

Bedroom One

Double-glazed window to the front. Radiator.

Bedroom Two

Double-glazed window to the rear. Radiator. Large built-in cupboard with shelving.

Bedroom Three

Double-glazed window to the front. Radiator.

Shower Room

Double-glazed window to the rear. Tiled walls. Non-slip laminate flooring. Walk-in power shower, wash hand basin, WC and radiator.

Front Garden and Driveway

Concrete driveway providing off-road parking for two vehicles and leading to the garage. The front garden is arranged with gravel, flower beds and a pathway to the entrance.

Garage

Up-and-over door. Electricity supply. Attached outbuilding.

Rear Garden

Enclosed by timber fencing, with side access via a gate. A paved seating area sits immediately outside the house, leading to a series of terraced gravel areas. Mature planting runs along the side boundary. Cold water tap.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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