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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Three Arches Avenue*





A well proportioned home in a sought after area that has been loved by its current owner.

Comments by Ms Nadia Refae

Property Specialist  
Ms Nadia Refae  
Valuer

nadia@jeffreygross.co.uk



Total Area: 113.6 m<sup>2</sup> ... 1223 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Lovely home with lots of character.

Comments by the Homeowner





# Three Arches Avenue

, Cardiff, CF14 0NW

Asking Price

£460,000



3 Bedroom(s)



1 Bathroom(s)



1223.00 sq ft



Contact our  
*Llanishen Branch*

02920 499680

Nestled in the desirable area of Three Arches Avenue, Cardiff, this charming semi-detached house offers a delightful blend of character and modern living. With its attractive bay windows, the property exudes a warm and inviting atmosphere, making it an ideal family home.

The house boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The three bedrooms provide ample space for relaxation, and the added benefit of loft storage ensures that you have plenty of room for your belongings.

The property features a well-appointed bathroom, catering to the needs of a busy household. Additionally, off-road parking is available, providing convenience and peace of mind for residents and visitors alike.

Situated close to local shops and amenities, this home offers easy access to everything you need for day-to-day living. Whether you are looking for a vibrant community or a peaceful retreat, this location has it all.

In summary, this characterful semi-detached house on Three Arches Avenue is a wonderful opportunity for those seeking a comfortable and convenient lifestyle in Cardiff. With its charming features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.





Porch	<b>School Catchment</b> My English medium primary catchment area is Rhydyphenau Primary School Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
Hall	
W/C	
Living Room 11'11" x 11'2" (3.65 x 3.42)	My English medium secondary catchment area is Cardiff High School  My Welsh medium primary catchment area is Ysgol Y Wern Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
Sitting Room 11'11" x 12'7" (3.65 x 3.86)	
Kitchen/Diner 6'6" x 16'11" (2.00 x 5.18)	
Master Bedroom 12'2" x 11'2" (3.72 x 3.42)	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf
Bedroom Two 12'2" x 9'9" (3.72 x 2.98)	
Bedroom Three 1.93 x 2.32 (0.30m.28.35m x 0.61m.9.75m)	<b>Council Tax</b> F
Bathroom	<b>Tenure</b> We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Loft	<b>EPC</b> D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

