

126 Gabalfa Avenue

Cardiff CF14 2PD

- Semi-detached
- Three bedrooms
- Convenient location
- Driveway for off Road parking
- EPC - To Follow

Guide price £220,000

www.hern-crabtree.co.uk



Offered to the market with no onward chain this property would make a great first time buy or investment. The location is ideal within walking distance to shops, schools, the Taff Trail and within easy reach of Llandaff North, Llandaff & Whitchurch villages.

Accommodation comprises of: Entrance hall, lounge, kitchen, dining room, inner lobby and cloakroom/outhouse to the ground floor. To the first floor: Three bedrooms and a family bathroom. The property further benefits from an enclosed rear garden and driveway for off road parking. *Please note this property is currently awaiting probate.

Viewings are recommended, please call or email Hern & Crabtree, Whitchurch to enquire.

Entrance Hall

Entered via PVC front door with double glazed window to the side, stairs rising to the first floor, radiator.

Lounge 14'6 x 10'11 (4.42m x 3.33m)

Double glazed window to the front, radiator.

Kitchen 11'2 x 8'8 (3.40m x 2.64m)

Double glazed window to rear, wall and base units, sink and drainer, radiator, Modern gas boiler vinyl flooring, door to dining room.

Dining Room 8'11 max x 10'1 (2.72m max x 3.07m)

Double glazed window to rear, radiator.

Inner Lobby

Door to utility, cloakroom and coal shed.

Cloakroom/Outhouse

W.c and door to rear garden.

First Floor Landing

Stairs from entrance hall, double glazed window to the side, airing cupboard with hot water cylinder, doors to all rooms.

Bedroom One 10'10 x 11'11 (3.30m x 3.63m)

Double glazed window to the front, radiator, built in wardrobe.

Bedroom Two 8'8 x 14'8 (2.64m x 4.47m)

Double glazed window to the rear, radiator, built in wardrobe.



Bedroom Three 9'2 x 7'9 (2.79m x 2.36m)

Double glazed window to the front, radiator, built in storage.

Bathroom 6'4 x 5'7 (1.93m x 1.70m)

Double obscure glazed window to the side, bath, w.c and wash hand basin, electric shower, radiator.

Rear Garden

Mainly laid to lawn.

Front

Off street parking for parking, paved patio.

Tenure

We have been advised by the seller that the property is freehold.

