

225 Gabalfa Avenue

Cardiff CF14 2HU

- EPC - C
- Semi detached
- Three bedrooms
- Ground floor cloakroom
- Large rear garden
- Off street parking
- Convenient location
- Close to Taff Trail

Guide price £270,000

www.hern-crabtree.co.uk



This three bedroom semi detached property would make a great family home, located within walking distance to shops, schools, the Taff Trail and within easy reach of Llandaff North, Llandaff & Whitchurch villages.

Accommodation briefly comprises of: Entrance, hallway, lounge, Kitchen/Diner, inner hall/utility and cloakroom to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property further benefits from a large rear garden and driveway providing off road parking for several vehicles.

Please call Hern & Crabtree, Whitchurch to enquire.

Entrance

Entered via double glazed PVC door to the front into;

Hallway

Double glazed window to the side, stairs leading up to the first floor. Coved ceiling, under stair storage cupboard and radiator.

Lounge 10'10 expanding to 12'4 x 14'8 (3.30m expanding to 3.76m x 4.47m)

Double glazed PVC window to the front, cable TV point. Coved ceiling and radiator.

Kitchen/Diner 17'11 max x 10'0 max (5.46m max x 3.05m max)

Double glazed windows to the rear, wall and base units with work tops over. Ceramic sink with mixer tap, plumbing for dishwasher. Four ring gas hob and integrated oven, tiled flooring, radiator. Breakfast bar area and coved ceiling. Pantry storage cupboard and extractor fan.

Inner hall/Utility

Half double glazed obscure door leading out to the garden. Tiled flooring, additional double glazed half obscured door leading out to the front. 'Worcester' combination boiler. Space for additional appliances eg. Fridge/freezer. Door to downstairs cloakroom.

Cloakroom

WC, wash hand basin, double glazed obscure window to the rear. Plumbing for washing machine, space for a double stacked condensing tumble dryer. Vinyl floor. Vented for a tumble dryer, fully tiled walls.



First Floor

Stairs rise up from the entrance hall.

Landing

Loft access hatch, double glazed window to the side. Storage cupboard.

Bedroom One 10'10 x 12'0 (3.30m x 3.66m)

Double glazed windows to the front, radiator and built-in wardrobes.

Bedroom Two 8'7 x 14'7 (2.62m x 4.45m)

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

Bedroom Three 7'10 max x 9'3 max (2.39m max x 2.82m max)

Double glazed window to the front, radiator, built-in storage. *Small restriction due to stairwell.

Bathroom 5'5 x 6'3 (1.65m x 1.91m)

Double glazed obscure window to the side. Fully tiled walls, bath with a mixer tap and shower head attachment. WC, wash hand basin, heated towel rail and vinyl floor.

Outside

Front

Part lawn, driveway providing off street parking for at least two vehicles. Front door into entrance hallway, PVC door leading into the Utility room from the front of the house along with a small storm porch.

Rear

Mainly enclosed rear garden with Timber feather board fencing. Garden divided into three sections, a lawn area with central patio sitting area and Timber frame storage shed along with flower borders and mature trees. Second section is divided by a picket fence and offers a lawn area, glass greenhouse, mature fruit tree and vegetable garden, this leads to a timber frame fencing gate to a composting area/nature garden to the rear. Outside cold water tap.

Tenure

We have been advised by the vendor that the property is FREEHOLD.

Additional Information

House has been repointed with guarantee and the Worcester Bosch boiler is new with guarantee and Nest thermostat control.

