

109 Avondale Crescent, Cardiff

£379,950 Freehold

IMPRESSIVE CHAIN FREE, SEMI DETACHED HOUSE MGY are delighted to bring to market this bright and spacious, three bedroom, semi-detached house situ...

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

ENTRANCE HALL

Entered via front door leading from driveway. Tiled flooring. Pendant light fitting. Radiator. Dado rail. Power points. Door to lounge and kitchen/diner. Stairs rising to first floor.

LOUNGE

Dimensions: 13' 2" x 11' 9" (4.02m x 3.60m). Parquet flooring. Double glazed uPVC bay windows to front aspect with fitted blinds. Pendant light fitting. Picture rail. TV and telephone point. Radiator. Power points. Fireplace.

KITCHEN/DINER/LIVING AREA

Dimensions: 20' 8" x 17' 7" (6.32m x 5.37m). Double glazed bi-fold doors leading to rear garden. Ample natural daylight. Parquet flooring. Pendant light fittings. Picture rail. Power points. Radiator. Obscure double glazed window side aspect. Two alcoves. TV point. Open plan to kitchen. Herringbone flooring. Spotlights. Vertical radiator. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating sink and four ring gas hob. Tiled splashback. Space for appliances such as dishwasher and fridge/freezer. Integrated oven and microwave. Power points.

FIRST FLOOR

Carpet to stairs and landing. Double glazed window to side aspect. Pendant light fitting. Doors to all bedrooms and bathroom. Access to insulated loft.

MASTER BEDROOM

Dimensions: 13' 5" x 11' 4" (4.10m x 3.46m). Double glazed uPVC bay window to front. Carpet to floor. Pendant light fitting. Power points. Radiator. Picture rail.

BEDROOM TWO

Dimensions: 14' 4" x 10' 5" (4.37m x 3.18m). Double glazed uPVC window to rear. Spacious double bedroom. Power points. Carpet to floor. Pendant light fitting. Radiator.

BATHROOM

Dimensions: 8' 10" x 6' 10" (2.71m x 2.09m). Tiled flooring and walls. Spotlights. Modern and stylish white-three-piece suite comprising WC, pedestal wash hand basin with mixer tap over and free standing bath with waterfall mixer tap over. Walk in shower cubicle with mains powered shower over. Obscure double glazed uPVC window to rear aspect. Extractor.

BEDROOM THREE

Dimensions: 6' 2" x 6' 0" (1.89m x 1.83m). Carpet to floor. Double glazed uPVC window to front aspect. Power points. Pendant light fitting.

OUTSIDE

Front - Driveway with space for multiple cars. Wall border. Rear - South facing garden. Laid to patio. Lawn area. Fence and wall border. Access to garage. Side gate access.

GARAGE

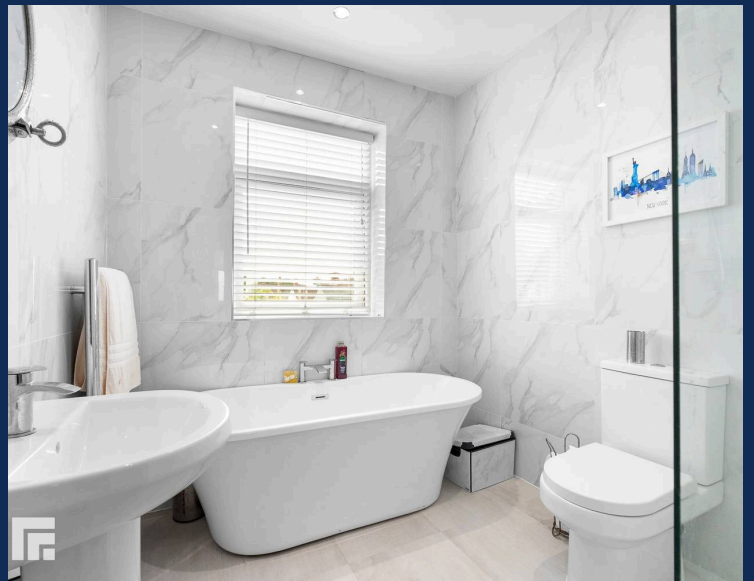
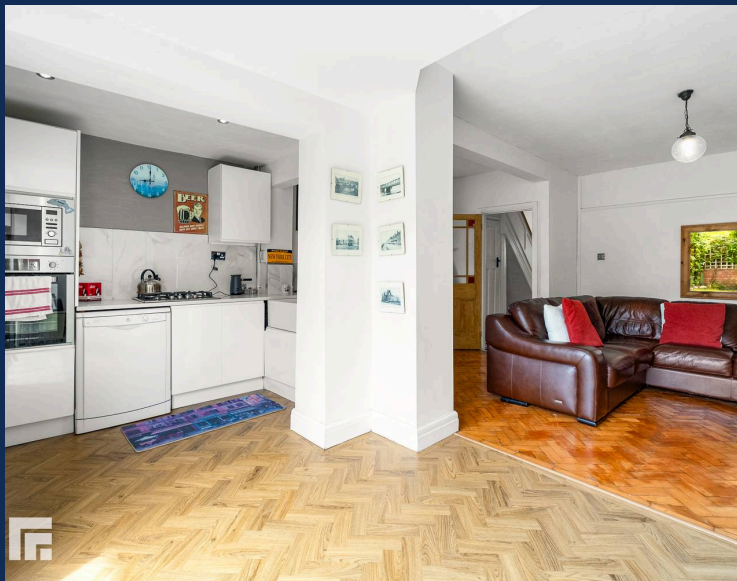
Single garage.

TENURE

MGY have been advised that the property is FREEHOLD.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





CARDIFF 029 2046 5466

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