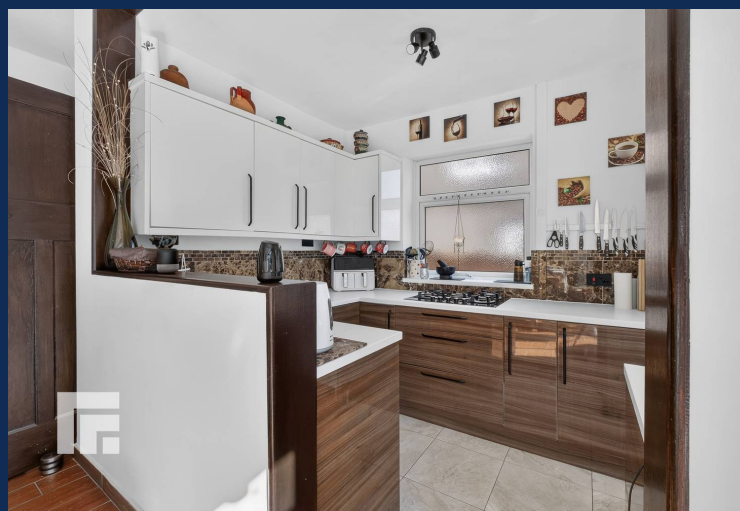




30 Crystal Avenue, Cardiff

£465,000 Freehold

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Entrance Porch

Entry via uPVC obscured double glazed doors with obscure glazed panel over original tiled floor. Cloak hanging.

Hallway

Entry via uPVC, obscure glazed door with obscure glazed doors to either side and over. Ceramic tiled floor with underfloor gas heating. Stairs rising to first floor with under stairs storage cupboard. Cloak hanging. Low level storage cupboard housing gas and water meter.

Lounge

15' 7" x 12' 8" (4.76m x 3.87m)

uPVC double glazed box bay window to front with electric operated blinds. Wooden block flooring. Inset Logs/Coal burner with tiled hearth and wooded mantel over. Wall mounted vertical panelled central heated radiator.

Dining Room

14' 4" x 11' 0" (4.36m x 3.36m)

uPVC double glazed patio doors to rear garden with glazed panels to side and over. uPVC double glazed..... Ceramic tiled floor with gas underfloor heating.

Kitchen

Ceramic tiled floor. Range of fitted base and wall units with round edge work surfaces and tiled splashbacks. Incorporated inset 5 ring gas hob. Built in oven, grill and microwave. Inset ceramic unit with mixer tap. Built in fridge freezer. Wine cooler. Plumbing for automatic washing machine and dishwasher. Door to:-

Rear Porch

Upvc obscure double glazed window to garden. Ceramic tiled floor. Wall mounted gas central heating boiler. Radiator. Door to :-

Cloakroom

Upvc obscure double glazed window to side. Ceramic tiled walls and floor. Low level wc.

First Floor

Landing Area - Upvc obscure decorative glazed window to side

Bedroom One

15' 6" x 10' 1" (4.72m x 3.08m)

Upvc double glazed box bay window to front. Range of fitted bedroom furniture incorporating wardrobes and drawer units. Radiator.

Bedroom Two

8' 9" x 12' 3" (2.67m x 3.73m)

Upvc double glazed window to rear, Fitted storage cupboards. Radiator.

Bedroom Three

8' 0" x 6' 11" (2.45m x 2.10m)

Upvc double glazed window to front. Radiator. Access to boarded loft space.

Bathroom

Upvc obscure double glazed window to rear. Spotlights to ceiling. Ceramic tiled floor and walls. Fitted bathroom furniture incorporating storage cupboards. Inset wash hand basin and toilet with manual bidet. Tiled bath panel with bath and shower over. Heated chrome towel rail. Mirror fronted bathroom cabinets.

AML

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.

Entrance Porch

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Lounge

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uPVC double glazed box bay window to front with

First Floor

Landing Area - Upvc obscure decorative glazed window to side

Bedroom One

15' 6" x 10' 1" (4.72m x 3.08m)

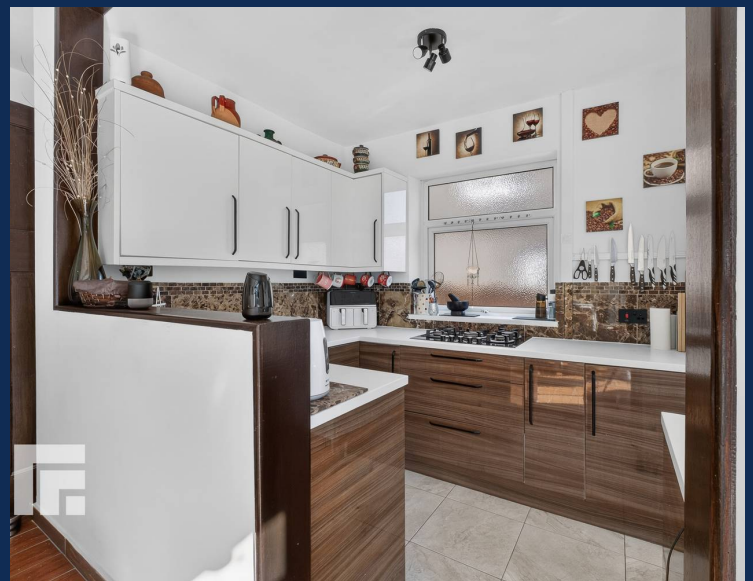
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Upvc double glazed window to rear, Fitted storage cupboards. Radiator.

Bedroom Three





BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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