

**23 Avondale Gardens, Grangetown**  
**Cardiff**  
**CF11 7DY**

**Porch**

Entered via a Upvc door with leaded glazed insert. Tiled floor. Radiator. Window. Panelled door to cloakroom W.C. Upvc door to entrance hall.

**Cloakroom W.C.**

Low level W.C. Vanity unit with wash hand basin. Radiator. Window

**Entrance Hall**

Stairwell. Radiator. Pair of timber glazed doors leading into:

**Lounge 13'2" x 12'6"**

A generous sized room with feature decorative fireplace. Window to front. Radiator. Under stairs storage cupboard. Through access into:



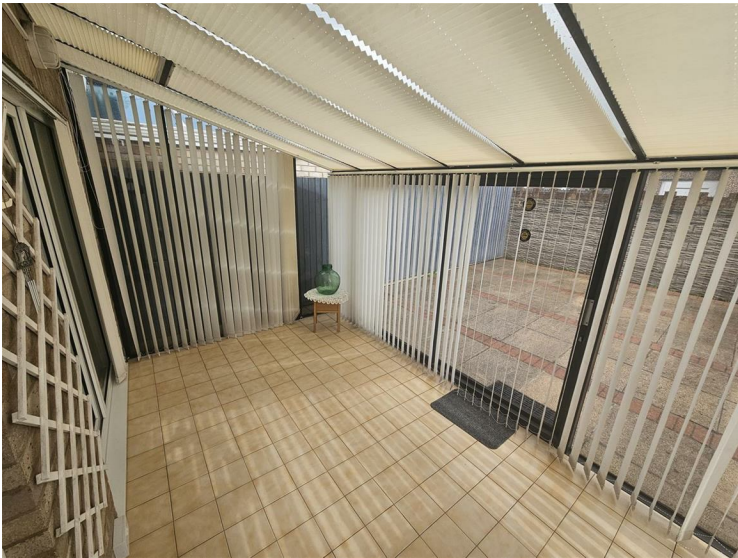
**Dining Room 10'10" x 7'9"**

A decent sized room with Upvc glazed tilt & turn sliding door leading into conservatory. Radiator. Glazed sliding to leads into:



**Conservatory 13'9" x 7'8"**

An aluminium framed & glazed conservatory making an ideal addition to the property. Tiled floor. Sliding door leading out to rear garden



**Kitchen 10'10" x 7'6"**

A well proportioned sized kitchen housing a good selection of Medium Oak effect wall and base units incorporating worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine. Integrated gas hob, electric double oven & extractor hood. Tiled splashbacks. Tiled floor. Window. 1/2 Glazed Upvc door leading to conservatory



**First Floor Landing**

White panelled doors leading off to three bedrooms & bathroom W.C. Window to side. Loft space

**Bedroom One 12'10" (min) x 6'6", 2299'10"**

Large double bedroom with additional recess hanging space. Window to front. Radiator



**Bedroom Two 9'1" x 9'1"**

Double bedroom with window to rear. Radiator. Linen cupboard that sites a wall mounted 'Worcester' combination gas boiler that fires domestic hot water and central heating



**Bedroom Three 6'8" (min) x 6'6"**

Single sized bedroom. Closet. Radiator. Window to front



**Bathroom W.C. 6'5" x 5'11"**

Recently refurbished with tiled walls and suite comprising of white low level W.C. Storge with wash hand basin. Panelled bath incorporating chrome mixer shower & glazed screen. Window. Radiator



**Front Garden**

Based in concrete print sweeping around to side offering off road parking for two cars. Block wall and fencing. Wrought iron decorative pedestrian gate leads to:





**Rear Garden**  
A good sized garden based in paving slabs. Block wall and timber fencing. Timber shed



**FIXTURES AND FITTINGS**  
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

**PROPERTY MISDESCRIPTIONS ACT 1991:**  
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

**TENURE**  
The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

**VIEWING**  
Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Situated At This Popular Development Being Conveniently Situated For The Various Facilities Of Grangetown To Include Schools, Places Of Worship, Shops, Parks & Sports Centre Can Be Found This Well Maintained Semi Detached House That Would Make An Ideal Family Home. Accommodation Briefly Comprises Of Porch, Cloakroom W.C. Hall, Lounge, Dining Room, Conservatory, Fitted Kitchen With Oven & Hob, Three Bedrooms & Refurbished Bathroom W.C. Gardens To Front, Side & Rear With Easy Maintenance In Mind. Gas Central Heating With Combination Boiler. Upvc Windows & Doors. Council Tax Band 'E' Viewing Highly Recommended. Chain Free

**£299,950 Freehold**