

Avondale Gardens South

CARDIFF, CF11 7DZ

GUIDE PRICE £280,000

**Hern &
Crabtree**



Avondale Gardens South

A Stylishly Presented Two-Bedroom Semi-Detached Home situated on the Taff Trail & offering water views over Cardiff Bay!

Set back from the road with a generous driveway providing off-road parking for multiple vehicles, the home welcomes you in via a handy front porch. Step inside and you'll find a light-filled living room, where character and warmth come together with wood block flooring and an electric fire with a stone mantle and hearth.

To the rear, the heart of the home opens up into a bright and sociable kitchen/dining room, beautifully fitted with a range of wall and base units and complete with bench seating that's perfect for hosting family dinners or casual morning coffees. French doors frame the view of the rear garden, allowing natural light to pour in and offering seamless indoor-outdoor living.

The rear garden is a low-maintenance outdoor space, with a purpose built lean-to - potential to be transformed into a home office, studio or gym.

Upstairs, the home offers two well-proportioned bedrooms. The principal bedroom is a standout feature, enjoying direct access onto a private balcony via French doors. The second bedroom offers further versatility.

The main bathroom has been recently updated to a stylish, contemporary finish, completing the first floor with a touch of luxury.

Further improvements include a brand new boiler and radiators installed in 2023.

Nestled in the heart of the ever-popular Avondale Gardens South, this beautifully presented two-bedroom semi-detached home offers the perfect blend of modern comfort and everyday practicality. Ideal for first-time buyers, young professionals, or those looking to downsize in style.



899.00 sq ft

Front

Front forecourt garden. Driveway providing off road parking for multiple vehicles.

Porch

Enter via a double glazed door. Double glazed windows. Tiled flooring. Outside light. Door leading to:

Living Room

Double glazed window to the front elevation. Electric fire with stone mantelpiece and hearth. Fitted storage unit. Wood block flooring. Radiator. Stairs rise up to the first floor. Understairs storage alcove.

Kitchen/Dining Room

Double glazed windows and French doors leading to the rear garden. Double glazed windows to the side elevation. Wall and base units with worktops over. Stainless steel one and half bow sink and drainer with mixer tap. Integrated five ring gas hob with tiled splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Space for fridge freezer. Space for slimline dishwasher. Fitted bench seating. Tiled flooring. Radiator.

Landing

Stairs rising up from the living room. Dog-leg staircase. Stripped wooden flooring. Loft access hatch.

Bedroom One

Double glazed windows and French doors leading to the balcony. Coved ceiling. Fitted wardrobes. Stripped wooden flooring. Radiator.

Bedroom Two

Two double glazed windows to the front elevation. Radiator.

Bathroom

Double glazed obscured window to the side elevation. W/C and wash hand basin. Vanity unit. Bath with fitted shower over and glass splashback screen. Part tiled walls. Tiled flooring. Exposed feature brickwork walls. Heated towel rail.

Garden

Enclosed rear garden. Pedestrian gate leading to the rear lane. Paved patio. Grass lawn. Timber frame storage shed. Outside lights. Purpose built lean-to. Side return Pedestrian gate leading to the front aspect.

Additional Information

Freehold. Council Tax Band D (Cardiff). EPC rating C.

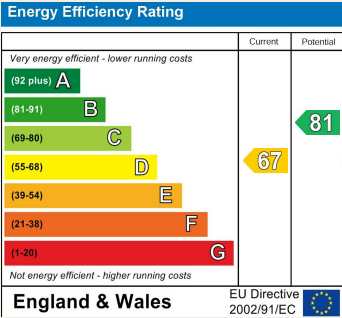
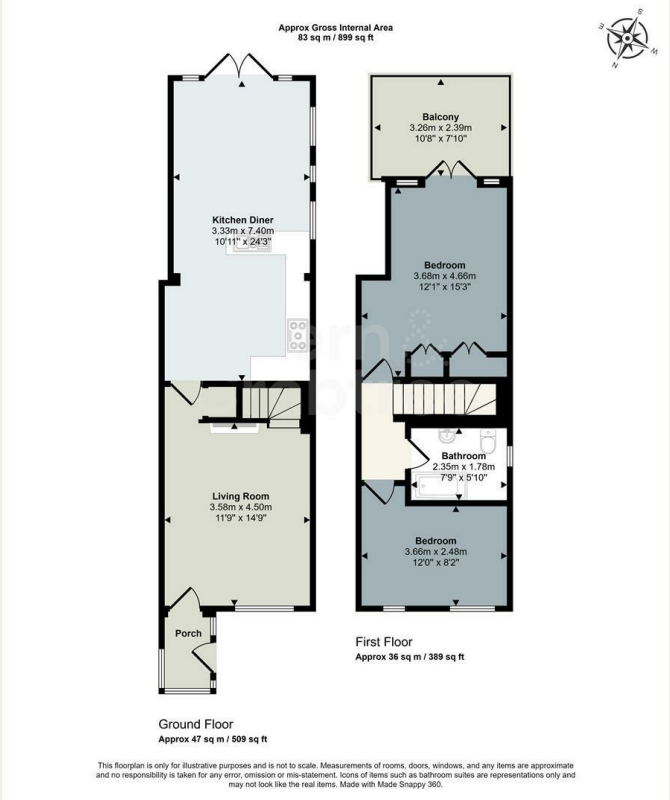
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