

Avoca Place

GRANGETOWN, CARDIFF, CF11 6TH

OFFERS OVER £185,000

**Hern &
Crabtree**



Avoca Place

This two-bedroom terraced property is located in the popular and well-connected area of Grangetown, Cardiff. The home offers a spacious living area, a separate kitchen, and a private rear garden. Upstairs, there are two well-proportioned bedrooms and a family bathroom.

Grangetown is a vibrant and diverse neighbourhood with a strong sense of community. It's within walking distance of both Cardiff city centre and Cardiff Bay, offering excellent access to shops, parks, cafes, and public transport. With local schools and amenities close by, this property is perfect for first-time buyers, small families, or investors looking for a convenient and desirable location.

Please contact Hern and Crabtree, Pontcanna, for more information.



805.00 sq ft

Entrance

Enter via an obscure double glazed PVC door to the front elevation with a window over.
Door leading to:

Living Room

10'7" max x 12'5" max

Double-glazed bay windows to the front elevation. Radiator. Fitted meter cupboard.
Traditional fireplace. Archway with closable doors leading to the dining room.

Dining Room

8'5" max x 11'3" max

Double-glazed window to the rear elevation. Radiator.

Kitchen

8'11" max x 10'3" max

Double-glazed window to the side elevation. Wall and base units with worktops over.
Stainless steel one-and-a-half bowl sink and drainer with hot and cold taps. Integrated
four-ring gas hob with tiled splashback and cooker hood over and integrated oven.
Plumbing for the washing machine. Space for fridge freezer. Tiled flooring. Radiator.
Obscure double-glazed PVC door leading to the rear garden.

Garden

Enclosed rear garden. Patio area. Mature shrubs. Small side return.

Bedroom One

13'11 max x 9'11 max

Two-double glazed windows to the front elevation. Radiator.

Bedroom Two

8'5 max x 10'10 max

Double-glazed window to the rear elevation. Radiator.

Bathroom

9'0 max x 10'2 max

Obscure double-glazed window to the rear elevation. Wash-hand basin. Bath with a
shower over. Vinyl flooring. Part-tiled walls. Radiator. Cupboard housing a boiler.

Additional Information

Council Tax Band - C

EPC - D

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should
seek their own legal and survey advice. Descriptions, measurements and images are
for guidance only. Marketing prices are appraisals, not formal valuations. Hern &
Crabtree accepts no liability for inaccuracies or related decisions.



Good old-fashioned service with a modern way of thinking.

