

Avondale Crescent

CARDIFF, CF11 7DE

OFFERS OVER £375,000

**Hern &
Crabtree**



Avondale Crescent

Avondale Crescent, Grangetown – 3 Bed Semi-Detached – No Chain

Beautifully presented three-bedroom semi-detached home in one of Grangetown's most sought-after streets. Full of charm and character with original flooring and internal doors, this spacious property offers a bay-fronted lounge, bright dining area, and a fitted kitchen overlooking the sunny, south-facing rear garden. Additional features include off-road parking via a block-paved driveway, a fully boarded loft with conversion potential (STPP), and a new combi boiler installed in 2020. Set in a quiet, family-friendly neighbourhood with a strong community feel, the home is within walking distance of local parks, shops, schools, Cardiff Bay, and the city centre. A perfect choice for families, first-time buyers, or professionals – offered with no onward chain.



971.00 sq ft

Front

Front forecourt garden. Grass lawn. Mature shrubs. Flower borders. Low rise brick wall. Driveway providing off road parking.

Hallway

Enter via a wooden glazed door to the front elevation with window. Stained glass window to the side elevation. Picture rail. Wooden parquet flooring. Stairs rise up to the first floor. Understairs storage cupboards.

Living Room

Double glazed bay window to the front elevation with fitted plantation shutters. Cast iron log burner with slate hearth. Fitted storage and shelving into alcove. Wooden parquet flooring. Radiator.

Sitting Room

Double glazed French doors and windows to the rear elevation. Picture rail. Inset within chimney breast with tiled surround and hearth. Fitted storage cupboard into alcove. Wooden parquet flooring. Radiator.

Dining Room

Double glazed bay window to the side elevation with fitted plantation shutters. Fitted dresser. Wooden parquet flooring. Radiator.

Kitchen

Double glazed window to the rear elevation. Double glazed PVC door and window to the side elevation. Wall and base units with wooden worktops over. One and half bowl composite sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Integrated microwave. Integrated dishwasher. Integrated washing machine. Vinyl flooring. Radiator.

Landing

Stairs rise up from the hallway. Wooden handrail. Matching bannister. Stained glass window. Picture rail. Loft access hatch.

Bedroom One

Double glazed bay window to the front elevation with fitted plantation shutters. Inset within chimney breast. Picture rail. Radiator.

Bedroom Two

Double glazed window to the rear elevation with fitted plantation shutters. Inset within chimney breast. Picture rail. Radiator.

Bedroom Three

Double glazed window to the front elevation with fitted plantation shutters. Picture rail. Radiator.

Bathroom

Double glazed obscured window to the side elevation. W/C and wash hand basin. Vanity unit. Corner shower quadrant with fitted shower over and glass sliding doors. Tiled walls. Tiled flooring. Radiator. Extractor fan. Shaver point.

Garden

Enclosed rear garden. Pedestrian gate leading to the front aspect. Brick paved patio. Grass lawn. Raised flower borders. Timber frame storage shed. Power points. Glass lean to.

Additional Information

Freehold. Council Tax Band E (Cardiff). EPC rating TBC.

Disclaimer

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



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