

Mansell Avenue

| Michaelston | Cardiff | CF5 4TB

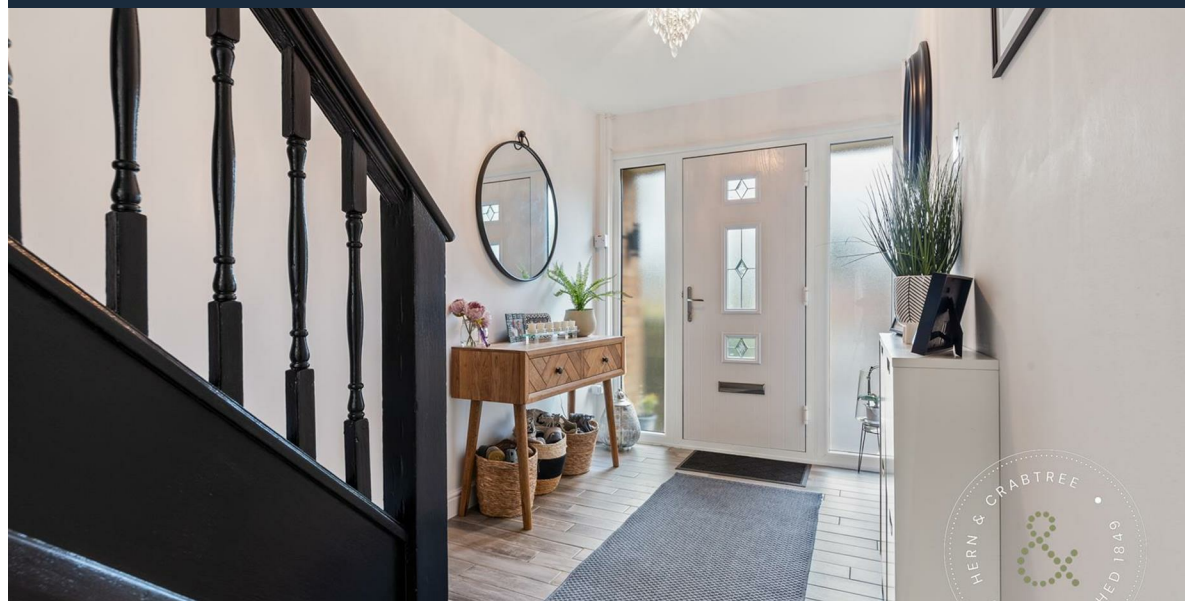
Quite simply stunning and one certainly not to be missed. An extended three bedroom mid terrace house placed on this popular street in Michaelston. With an open plan kitchen/diner/sitting area taking centre stage, this wonderful home would be a perfect family home for someone looking to move straight in.

Transformed to a high standard throughout by the current owners, the accommodation briefly comprises: Entrance Hall, Lounge, Cloakroom and an Open Plan Kitchen/Diner/Sitting Area with doors out onto the Rear Garden to the ground floor. To the first floor are Three Good Size Bedrooms and a modern Fitted Shower Room. The property further benefits from a landscaped rear garden as well as having a single garage and driveway for multiple vehicles to the rear.

Mansell Avenue is perfectly tucked away in Michaelston and is placed close to Culverhouse Cross which offers excellent M4 and A4050 links to the city centre along with good public transport routes on hand. There is a large retail park nearby including Tesco Extra, B&Q and Marks & Spencer. It is also positioned within walking distance to St Fagans Primary School. Internal viewings are highly recommended!

MANSELL AVENUE

Guide Price £325,000



Entrance

Entered via a composite front door with double obscure glazed window to the side, radiator, stairs rise up to the first floor with understairs storage, Ceramic tiled floor.

Cloakroom

Fitted with w.c and wash hand basin.

Living Room

14'4 x 11'4 max

Double glazed window to the front, radiator, fireplace with mantle.

Kitchen/Diner/Sitting Area

17'1 x 24'9 max

Kitchen laid with a range of wall and base units with worktop over, breakfast bar with a five ring induction hob with cooker hood above and integrated double oven and grill, integrated fridge and freezer, integrated dishwasher and integrated

washing machine, one and a half bow sink and drainer, two skylight windows, radiator and vertical radiator, double glazed window and double glazed patio door to the rear.

First Floor Landing

Stairs rise up from the hall, access to loft space.

Bedroom One

15'5 x 9'9 max

Double glazed window to the front, radiator.

Bedroom Two

12'9 x 9'10

Double glazed window to the rear, radiator.

Bedroom Three

7'5 x 11'5

Double glazed window to the front, radiator, built in wardrobe.

Bathroom

9'1 x 7'11 max

Double obscure glazed

window to the rear, walk in shower, w.c and wash hand basin, heated towel rail, built in linen cupboard housing the hot water cylinder, tiled walls and floor.

Rear Garden

Paved rear garden, garden shed, planters and mature shrubs, cold water tap, gate to rear driveway for several cars.

Front

Low rise wall, paved path, mature tree.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is D.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey

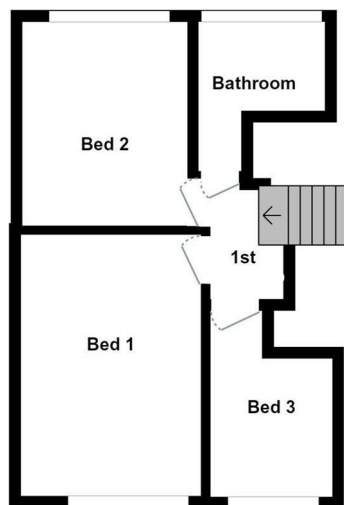
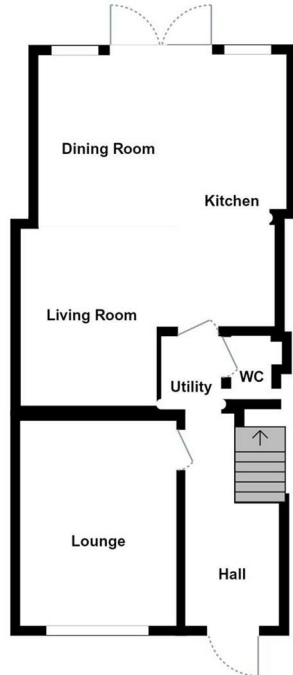
advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Call Hern & Crabtree to arrange a viewing on 02920 555 198

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	77	
(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	



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ
Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



Hern & Crabtree

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.