

Doyle Avenue

FAIRWATER, CARDIFF, CF5 3HT

GUIDE PRICE £275,000

**Hern &
Crabtree**



Doyle Avenue

No chain. Just a stone's throw from Fairwater Green, this light and spacious semi-detached home is ideally located and ready for its next occupier to move straight in and make it their own. Well-suited to first-time buyers or young families, the property has been well maintained by the current owner.

The ground floor features a welcoming entrance hall, a bright and airy lounge, a modern fitted kitchen, and a spacious conservatory overlooking the garden. There's also a handy w.c, utility area and a versatile additional room – perfect as a home office, playroom, or games room.

Upstairs, you'll find three good-sized bedrooms and a family bathroom.

Outside, the home boasts a beautifully sized rear garden, ideal for entertaining or relaxing, along with convenient off-street parking to the front.

Doyle Avenue is perfectly situated close to Fairwater Green, offering a variety of local shops, cafés, and amenities just a short stroll away. With excellent transport links and access to nearby schools and parks, it's a fantastic spot for families and professionals alike.



1152.00 sq ft

Entrance Porch

Entered via a double glazed sliding door, tiled floor.

Hallway

Stairs lead to the first floor, radiator.

Living Room

Double glazed window to the front and double glazed patio doors to the conservatory, radiator, coved ceiling, dado rail, wooden fire surround, wood laminate flooring.

Conservatory

Double glazed windows and patio door leading out, wood laminate flooring.

Kitchen

Double glazed window to the rear, wall and base units with worktop over, one and a half bowl sink and drainer, a four ring induction hob with integrated oven and grill, additional storage cupboard, plumbing for a washing machine.

Utility

Wall units, work top and plumbing for washing machine, wood laminate flooring, door to side.

Cloakroom

Fitted with w.c, laminate flooring.

Games Room

Double glazed patio doors to the rear, coved ceiling, dado rail, wood laminate flooring.

First Floor Landing

Double glazed window to the rear, airing cupboard housing the combination boiler, access to loft space.

Bedroom One

Twin double glazed windows to the front, radiator, built in wardrobe, wood laminate flooring.

Bedroom Two

Double glazed window to the side, radiator, built in wardrobe, laminate flooring.

Bedroom Three

Double glazed window to the rear, radiator, wood laminate flooring.

Bathroom

Double obscure glazed window to the side, Triton Power shower, , w.c and wash hand basin, radiator, tiled walls, laminate flooring.

Rear Garden

Enclosed garden via brick wall, a split level garden, pathway, raised decked area, gravel and lawn areas, cold water tap, garden shed.

Front

Parking and gate to the front.

Additional Information

We have been advised by the seller that the property is freehold. Epc - D Council Tax - D

Please note: There is a newly fitted combination boiler (fitted July 2025}

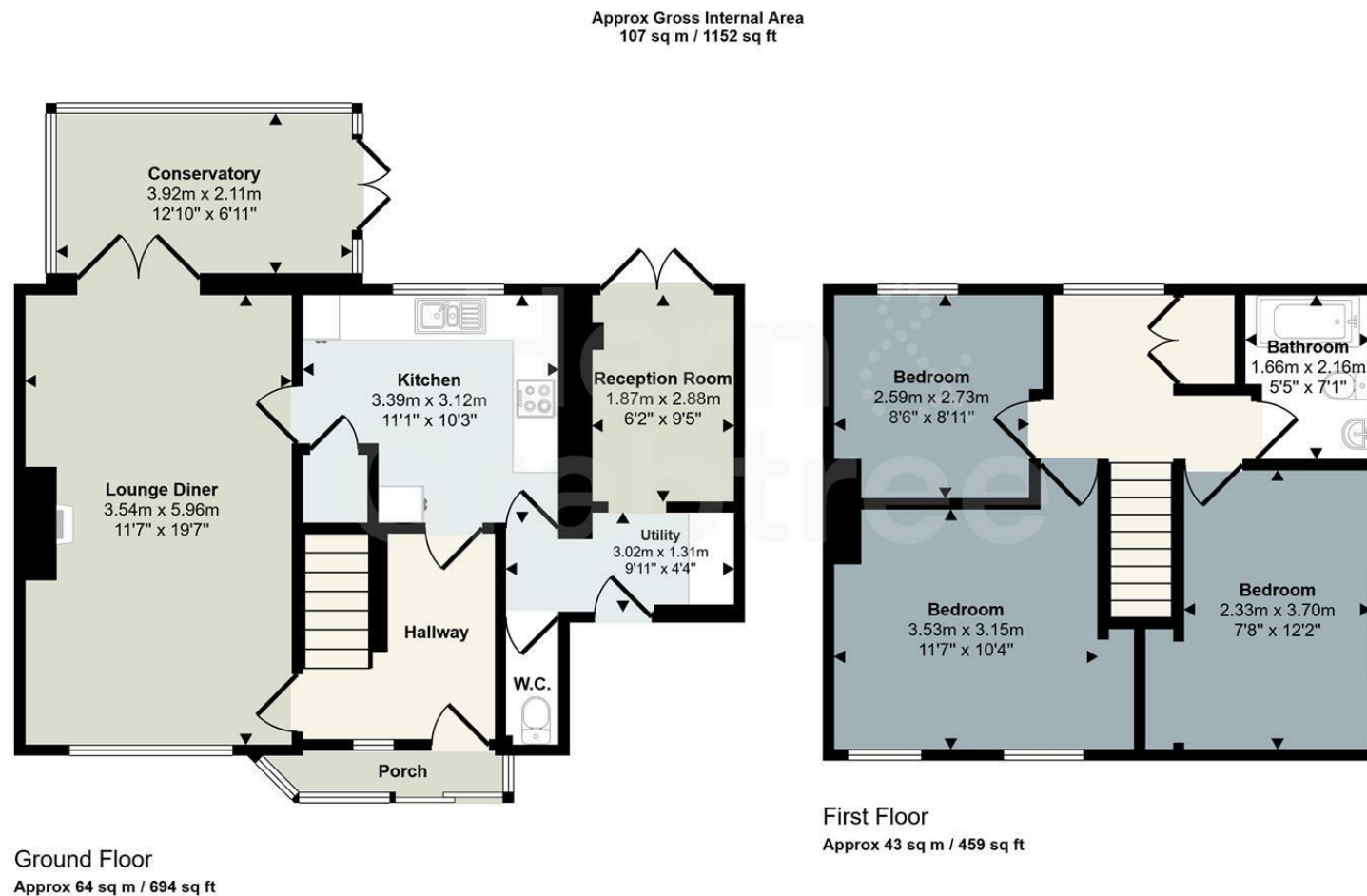
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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