

Firs Avenue

PENTREBANE, CARDIFF, CF5 3TJ

GUIDE PRICE £225,000

**Hern &
Crabtree**



Firs Avenue

A wonderful three bedroom mid-terrace house that is perfectly set back on Firs Avenue in Pentrebane. Tastefully modernised throughout and boasting a good size rear garden, this property would make a perfect first time buy or young family home.

The accommodation briefly comprises: Entrance Hall, Cloakroom, Dining Room, Fitted Kitchen and Lounge to the ground floor. To the first floor are Three Good Size Bedrooms, a Shower Room and a separate W.C.

Firs Avenue is a popular street in Pentrebane and is located close to local shops and amenities and has excellent public transport links to and from Cardiff City Centre. Internal viewings are highly recommended!



1011.00 sq ft

Entrance

Entered via a composite obscure double-glazed door with matching side panel.

Hallway

Stairs to the first floor with open storage. Two Radiators. Tiled floor.

Cloakroom

Low-level w/c and wash hand basin. Tiled walls and floor. Heated towel rail. Built-in cupboard.

Dining Room

12'8" x 9'6"

Double-glazed window to the front. Wood laminate flooring. Radiator.

Kitchen

11'6" x 10'1"

Double-glazed windows to the rear and an obscure double-glazed door to the rear. The kitchen is fitted with wall and base units with worktops, a sink and drainer, integrated four-ring gas hob with an extractor fan over. Integrated oven, space and plumbing for a washing machine, and tiled splashbacks

Lounge

13'5" x 11'7"

Double-glazed windows to the rear. Radiator. Log Burner. Wood laminate flooring.

FIRST FLOOR

Stairs from the entrance hall.

Landing

Loft access hatch.

Bedroom One

12'11" x 11'1"

Double-glazed window to the front. Radiator. Wood laminate flooring. Built-in cupboard.

Bedroom Two

10'5" x 14'4"

Double-glazed window to the rear. Radiator. Wood laminate flooring.

Bedroom Three

7'9" x 11'9"

Double-glazed window to the front. Radiator. Wood laminate flooring. Built-in wardrobe.

Shower Room

6'10" x 6'2"

Obscure double-glazed window to the rear. Walk in shower and wash hand basin. Wood laminate flooring. Radiator.

W/c

Obscure double-glazed window to the rear. W/c. Laminate flooring. Radiator.

OUTSIDE

Front

Lawn area. Path to the front.

Rear

Enclosed rear garden with Wooden fencing to the side and rear. paved sitting area. Part gravel and part flower beds. Steps up to further lawn area. Shed to the rear. Cold water tap.

Additional Information

We have been advised by the vendor that the property is Freehold.

Epc - C

Council Tax - C

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(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

