

Kyle Avenue

HEATH, CARDIFF, CF14 1SS

GUIDE PRICE £385,000

**Hern &
Crabtree**



Kyle Avenue

Hern & Crabtree are delighted to present this traditional three bedroom semi detached home, occupying a sought after position in one of Cardiff's most desirable residential areas. Offered to the market with no onward chain, the property retains an abundance of original character and period features whilst presenting an exciting opportunity for sympathetic modernisation. Benefitting from a private driveway, detached garage and generous rear garden, this is a home full of potential for its next chapter.

Set behind a traditional frontage with mature planting, the property welcomes you through an enclosed porch into an inviting entrance hall where original black and white tiled flooring, decorative coving and timber detailing hint at the character found throughout. The bay fronted lounge offers an elegant reception space, while a separate dining room enjoys a pleasant outlook towards the conservatory, creating a natural flow through the ground floor. Beyond, the kitchen, conservatory and convenient ground floor cloakroom provide practical accommodation with scope to enhance and reconfigure if desired.

The first floor offers three well proportioned bedrooms, many of which retain attractive original features including fireplaces, timber flooring and decorative coving. A family bathroom serves the accommodation, while stairs continue to a useful loft room, offering excellent storage and future potential, subject to the necessary consents.

Outside, the rear garden provides a wonderful balance of lawn, patios and established planting, together with a detached garage accessed via the rear driveway. To the front, off road parking is complemented by attractive landscaped gardens.

Kyle Avenue enjoys an enviable location within easy reach of Heath Park, Roath Park and the University Hospital of Wales. A wealth of independent cafés, restaurants and everyday shopping can be found nearby, while highly regarded primary and secondary schools make the area particularly popular.



Approx 1056.00 sq ft

Entrance Porch

Double glazed PVC entrance door with matching obscured side window. Tiled floor. Timber ceiling.

Entrance Hall

Original timber entrance door with decorative obscured glazed panels and matching side window. Decorative coving. Original black and white diamond patterned tiled floor. Staircase rising to the first floor with timber handrail and decorative metal balustrade. Useful understairs storage cupboard, ideal for coats. Original timber panelled doors and surrounds throughout.

Lounge

Double glazed bay window to the front aspect. Decorative coving. Blocked fireplace with timber mantel.

Dining Room

Double glazed internal windows overlooking the conservatory allowing plenty of natural light. Picture rail. Feature tiled fireplace. Useful storage cupboard with shelving and lighting.

Kitchen

Two double glazed obscured windows overlooking the side and rear aspects. Fitted with a range of wall and base units with laminate work surfaces, inset sink beneath the window, electric hob and built in oven. Partly tiled walls. PVC obscured glazed door leading into the conservatory.

Conservatory

Double glazed windows and doors overlooking the rear garden together with an obscured glazed roof. Tiled floor. Door leading to the cloakroom.

Cloakroom

Double glazed obscured window to the side aspect. WC and wash hand basin. Laminate flooring. Sloping ceiling.

First Floor Landing

Double glazed obscured window to the side aspect. Decorative coving. Electric radiator. Access to the loft room via staircase.

Master Bedroom

Double glazed bay window to the front aspect. Decorative

coving. Timber flooring. Feature fireplace with tiled hearth and surround.

Bedroom Two

Double glazed window to the front aspect. Decorative coving. Fitted shelving.

Bedroom Three

Double glazed window to the rear aspect. Decorative coving. Timber flooring. Built in wardrobe. Feature fireplace with tiled surround.

Family Bathroom

Double glazed obscured window to the rear aspect. Suite comprising panel bath with shower over, WC and wash hand basin. Partly tiled walls with laminate panelling. Laminate flooring. Airing cupboard with additional storage and access to the hot water cylinder.

Loft Room

Accessed via a fixed staircase from the landing, providing excellent storage space with potential for future conversion, subject to the necessary planning and building regulations.

Rear Garden

A paved patio immediately adjoins the property, creating an ideal space for outdoor seating and planting. The generous lawn is bordered by mature shrubs, trees and flower beds, with a concrete pathway leading to the rear of the garden. A further paved area accommodates a greenhouse, while timber fencing and low brick walls provide an attractive and private setting. The detached garage is accessed directly from the garden.

Garage

Detached garage positioned at the rear of the garden with vehicular access from the driveway.

Front Garden & Garden

Driveway providing off road parking for one vehicle. Lawn with established flower beds and mature hedging creating a pleasant frontage. Side access leads to the garage at the rear.

Disclaimer

Property details are provided by the seller and not

Council Tax Band: F

independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy.

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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