

Avondale Gardens

Grangetown | Cardiff | CF11 7DZ

Semi Detached House | Asking Price Of £209,950



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PROPERTY DESCRIPTION

****TWO BEDROOM HOUSE WITH LARGE SOUTH FACING GARDEN**** A well presented two bedroom furnished house in Avondale Gardens, Grangetown. Located next to the Cardiff Bay trail running along the River Taff the property is ideally located for Cardiff Bay and the City Centre, whilst having the benefit of off-road parking and outside space. The house comprises entrance hallway, kitchen, living area leading to the first floor with two double bedrooms and bathroom. Rarely available. EPC Rating C.

- **Tenure** Freehold
- **Council Tax Band D**
- **Floor Area (approx.)** 560 sq ft
- **Viewing Arrangements** Strictly by Appointment

ENTRANCE HALL

Entered via wooden door.
Radiator. Laminate flooring.

LOUNGE/DINER

13' 6" x 13' 0" (4.12m x 3.98m)
Double glazed window to side.
Laminate flooring. Radiator. TV and telephone point. Staircase leading to upstairs.

KITCHEN

7' 4" x 9' 9" (2.25m x 2.99m)
Double glazed window to front and door to side leading onto large south facing garden. Round edged work surfaces incorporating stainless steel sink with mixer tap and four ring hob with extractor over. Integrated oven. Washing machine and fridge freezer. Combi boiler. Ample storage throughout.

MASTER BEDROOM

9' 4" x 9' 11" (2.87m x 3.03m)
Double glazed window to side.
Carpeted flooring. Built in wardrobe. Radiator.

BEDROOM TWO

11' 6" x 6' 6" (3.51m x 2.00m)
Double glazed window to side.
Carpeted flooring. Radiator.

BATHROOM

Double glazed obscure window to front. Shower cubicle with electric shower above. WC. Vanity enclosed wash hand basin with storage underneath and mixer tap. Shelved cove for storage. Heated towel rail.

OUTSIDE

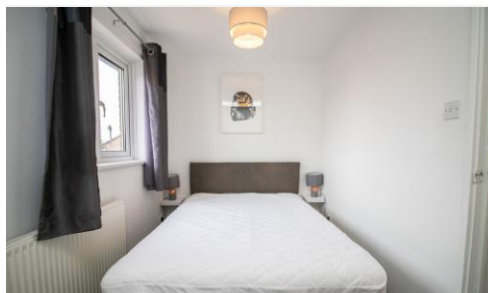
Large south facing garden.
Allocated drive for one car.

TENURE

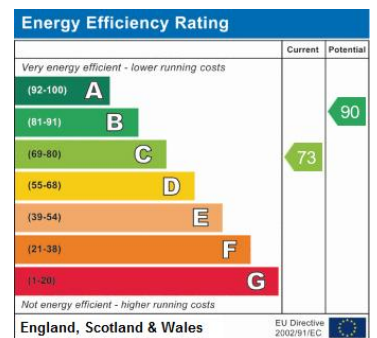
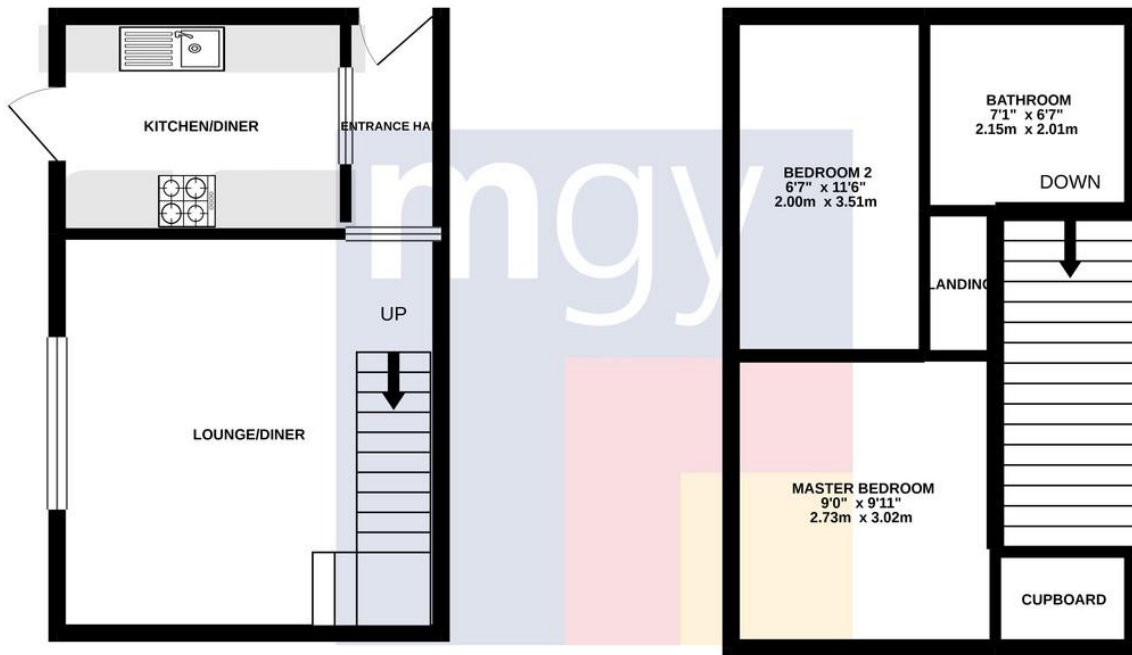
MGY are advised that the property is freehold.



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FLOORPLANS



Cardiff Bay 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff
CF10 5EE

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