

103 Gabalfa Avenue, Gabalfa, Cardiff, CF14 2PB



Estate Agents and
Chartered Surveyors

Asking Price Of

£295,000



Semi-Detached House

3

1

2

1

Property Description

A delightful family home situated in the Gabalfa area of Cardiff with easy access to A48 and M4 motorway. The property comprises hallway, lounge, kitchen, utility room, downstairs cloakroom, three bedrooms and bathroom. Off road parking to the front and a good size rear garden.

Tenure Freehold

Council Tax Band D

Floor Area Approx 936 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

Gabalfa is a popular area of Cardiff with easy access to the city centre and A470/M4. Local schools at all levels. Close to retail outlets including Tesco superstore.

ENTRANCE HALL

Entered via pvc door. Double glazed upvc window to front. Tiled floor. Radiator. Stairs to first floor.

LOUNGE

19' 10" x 11' 5" (6.05m x 3.48m)
Double glazed upvc window to front. Double glazed upvc French doors to rear. Laminate flooring. Feature fire surround.

Kitchen

13' 8" Maximum x 8' 5" (4.18m x 2.59m)
Double glazed upvc window overlooking rear garden. Door to side leading to rear porch with cloak hanging and leading to utility room and w.c. Radiator. Storage cupboard. Tiled floor. Modern base and wall units with work surfaces and incorporating ceramic sink unit and mixer tap. Built in oven, four ring gas hob and extractor hood over. Space for fridge / freezer. Integrated dishwasher.

WC

Tiled floor. Obscured double glazed uPVC window to utility room. W.c.

UTILITY ROOM

15' 6" x 5' 6" (4.73m x 1.69m)
Obscured double glazed doors to front and rear. Base and wall mounted units with one and a half stainless steel sink unit with mixer tap. Plumbing and space for washing machine. Spotlights. Vinyl flooring.

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FIRST FLOOR

Stairs and Landing - Double glazed uPVC window overlooking rear garden. Airing cupboard housing "main" combi boiler. Access to loft space.

BEDROOM ONE

11' 5" x 10' 2" (3.48m x 3.12m)

Two double glazed uPVC windows to front. Fitted wardrobe. Radiator.

BEDROOM TWO

12' 4" x 8' 0" (3.78m x 2.45m)

Double glazed uPVC window to side. Fitted wardrobe. Radiator.

BEDROOM THREE

8' 3" x 9' 3" (2.54m x 2.82m)

Double glazed uPVC window overlooking rear garden.

BATHROOM

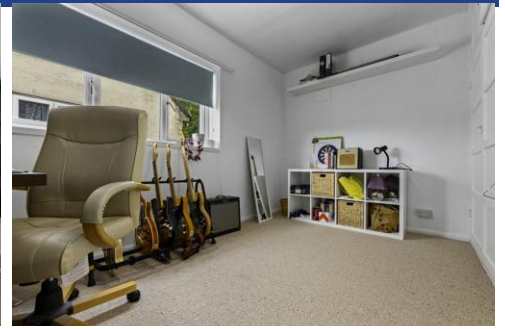
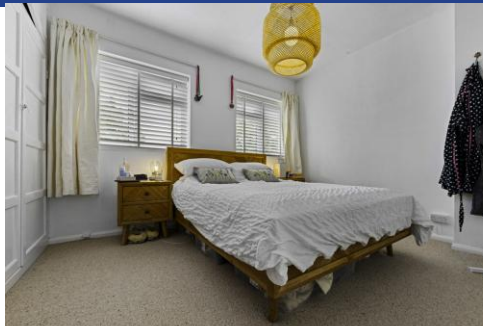
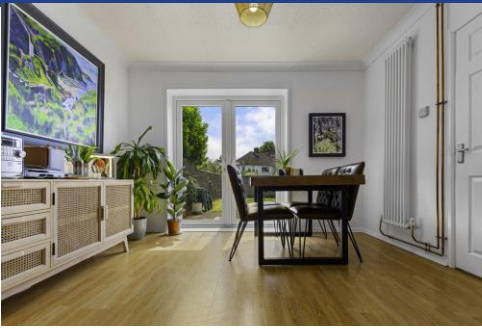
7' 1" x 5' 7" (2.17m x 1.72m)

Obscured double glazed uPVC window to side. Vanity enclosed wash hand basin with mixer tap and with storage below and w.c, panelled bath with electric shower over. Tiled walls. Tile effect vinyl flooring.

OUTSIDE

Driveway with ample off road parking. Garden enclosed at the rear and mainly laid to lawn. Garage with power. There is rear access to the garage via the rear lane.

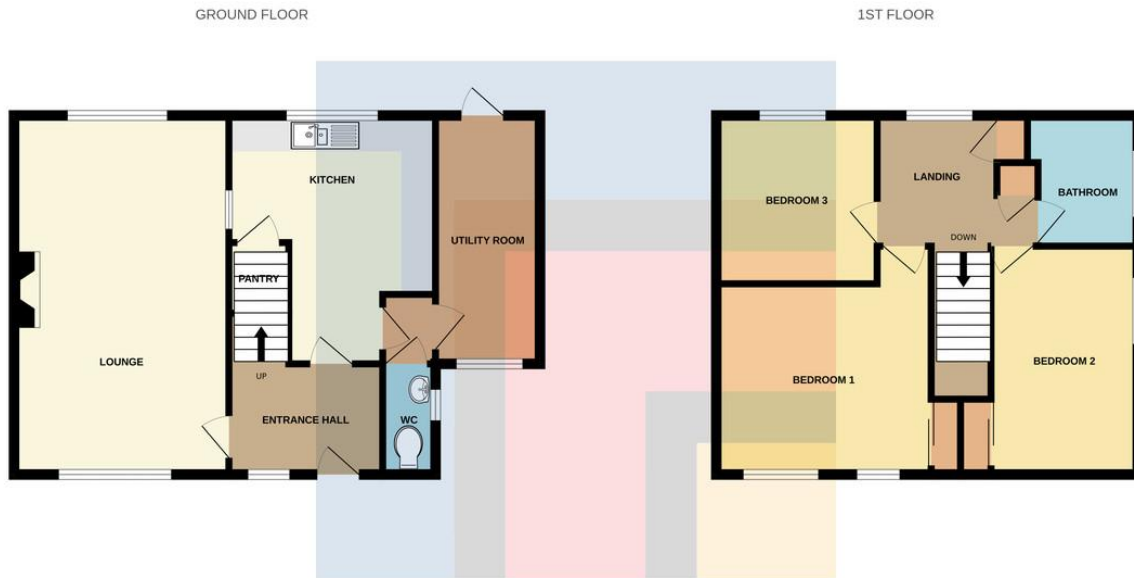
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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