

55 Doyle Avenue,
Fairwater , Cardiff, CF5 3HT



Estate Agents and
Chartered Surveyors

Asking Price Of

£240,000



Mid Terraced House

3

1

2

2

Property Description

**** THREE BEDROOM MID TERRACE ** POPULAR LOCATION ** NO CHAIN **** A bright and spacious three bedroom mid terrace family house in the popular family area of Fairwater being close to transport links and amenities. Entrance hallway, spacious lounge, conservatory, kitchen, utility room and cloakroom. To the first floor are three good sized bedrooms and a family bath and shower room. Gas central heating (boiler approx 1 year old). South facing rear garden. Driveway to front. In need of upgrade but offering excellent potential. No chain. EPC Rating: C

Tenure Freehold

Council Tax Band D

Floor Area Approx 1073 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the popular suburb of Fairwater with a variety of local amenities and public houses. There are regular bus and train services and the property is within easy commuting distance of Cardiff City Centre. There are schools at all levels and easy access to the M4 motorway.

ENTRANCE HALLWAY

Approached via a uPVC double glazed entrance door leading to the entrance hallway. Staircase to first floor. Laminate flooring. Radiator.

LOUNGE

18' 2" x 10' 11" (5.56m x 3.34m)
An excellent sized primary reception with window to front. Feature fireplace. Laminate flooring. Radiator. Door to conservatory.

CONSERVATORY

9' 1" x 8' 3" (2.77m x 2.54m)
Overlooking the rear garden. French doors to rear garden. Power points. Radiator.

KITCHEN

11' 4" x 10' 8" (3.47m x 3.26m)
With units and worktops to four sides. Inset stainless steel sink with side drainer. Eye level wall cupboards. Window to rear. Radiator. Door to utility.

UTILITY ROOM

16' 4" x 5' 10" (4.99m x 1.78m)
A spacious utility room that runs the length of the house with doors to front and rear. Door to cloakroom.

CLOAKROOM

Low level wc. Radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Access to roof space. Window to front. Airing cupboard housing the ideal combi gas central heating boiler.

BEDROOM ONE

16' 8" x 9' 6" (5.10m x 2.92m)
With two windows to rear, a good sized primary bedroom. A range of fitted bedroom furniture. Radiator.

BEDROOM TWO

11' 6" x 10' 1" (3.52m x 3.09m)
Overlooking the rear garden, a second double bedroom. A range of fitted bedroom wardrobes and a built in wardrobe. Radiator.

BEDROOM THREE

10' 11" x 8' 5" (3.34m x 2.57m)
Overlooking the entrance approach, a good sized third bedroom. Radiator.

FAMILY BATH AND SHOWER ROOM

8' 3" x 6' 4" (2.52m x 1.95m)
Comprising wash hand basin, low level wc, corner bath, shower cubicle. Window to front. Full wall tiling. Radiator.

OUTSIDE

REAR GARDEN

A south facing rear garden with large paved patio area. Outside tap. Enclosed by timber fencing. Storage shed.

FRONT GARDEN

With driveway to front.

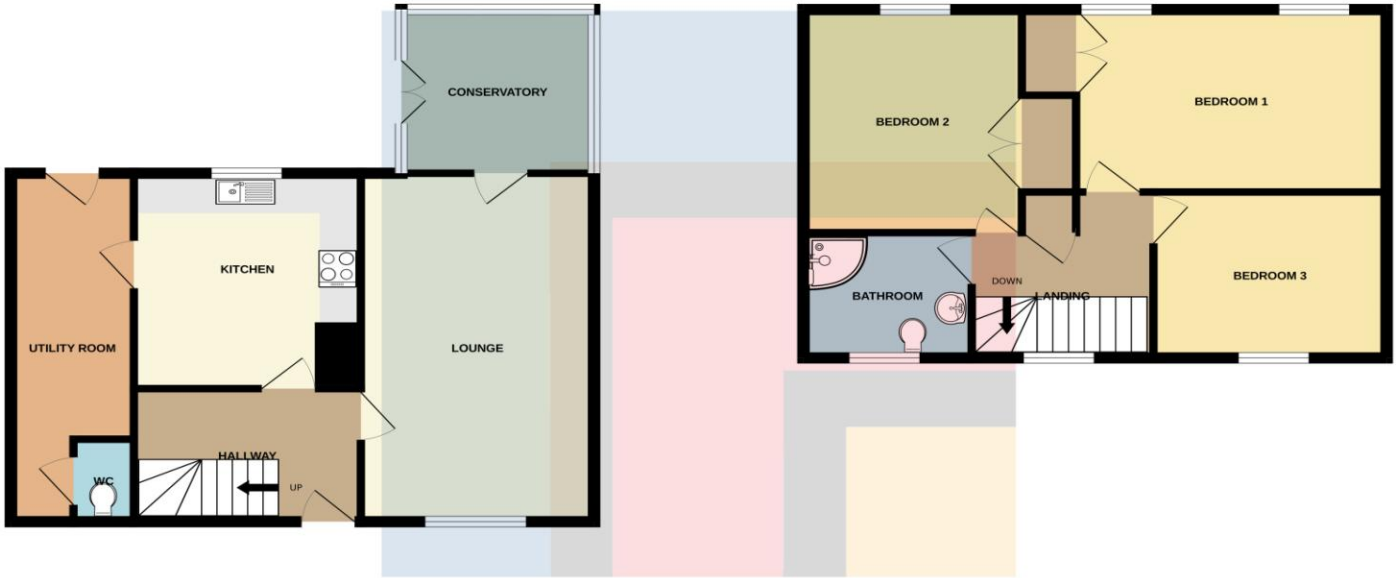
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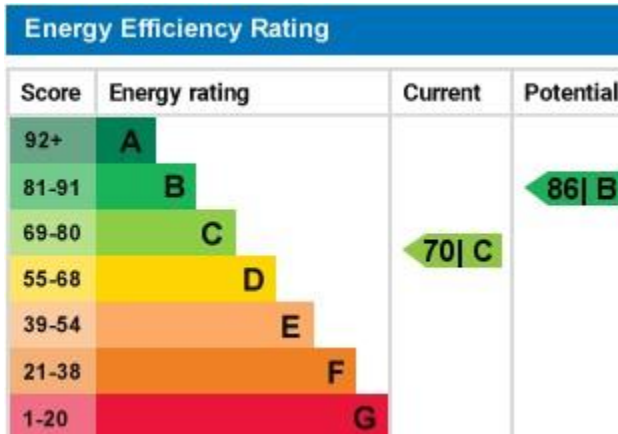
GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.

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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