

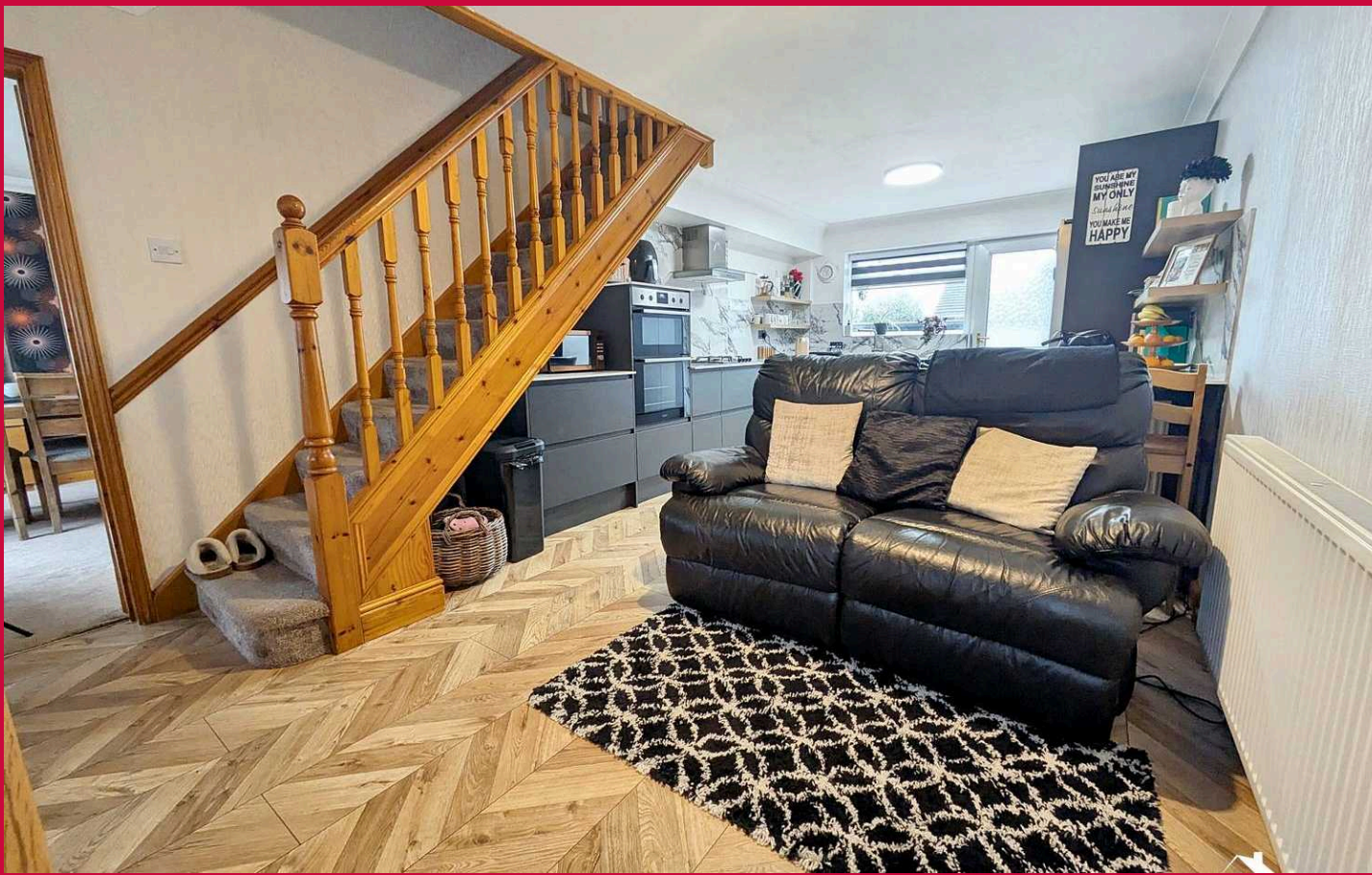


101 Countisbury Avenue, Llanrumney

Cardiff

In Excess of **£300,000**

**fortis**



101 Countisbury Avenue

Llanrumney, Cardiff

Charming 4-bed semi-detached house on a corner plot with brand-new kitchen, garage, and spacious interior. Features peaceful garden with decking, paving, and koi pond. Garage with remote-controlled door and home-built bar. Iron gates, outdoor WC, and large driveway complete this attractive property.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Four Bedrooms
- Corner Plot
- Large Driveway
- New Kitchen
- Garage
- Attractive Gardens



Porch

Enter the home through a charming uPVC front door with an elegant patterned glass panel. The porch is bathed in natural light thanks to windows with low-level sills on three sides, creating a bright and welcoming space. This area offers plenty of room for shoes, coats, and outdoor gear, making it the perfect transition space from the outside.

Kitchen / Diner

Enter from the porch into a bright and versatile dining area, currently used as a cozy TV space. The room features herringbone wooden flooring, which flows into the newly fitted kitchen at the rear. The kitchen boasts sleek dark grey matte units and low-profile marble effect work surfaces, offering a contemporary feel. There are base drawer units for storage, a high-level double oven, a tall pantry cupboard, and space for an American-style fridge freezer and two appliances. The gas hob, extractor fan, and stainless steel sink with mixer tap complete the kitchen. Double glazed windows at both the front and rear bring in natural light, and a uPVC back door with obscured glass provides access to the garden. The room also benefits from radiators, multiple power sockets, and stylish ceiling pendants for both cooking and dining illumination. Staircase leads to the first floor.

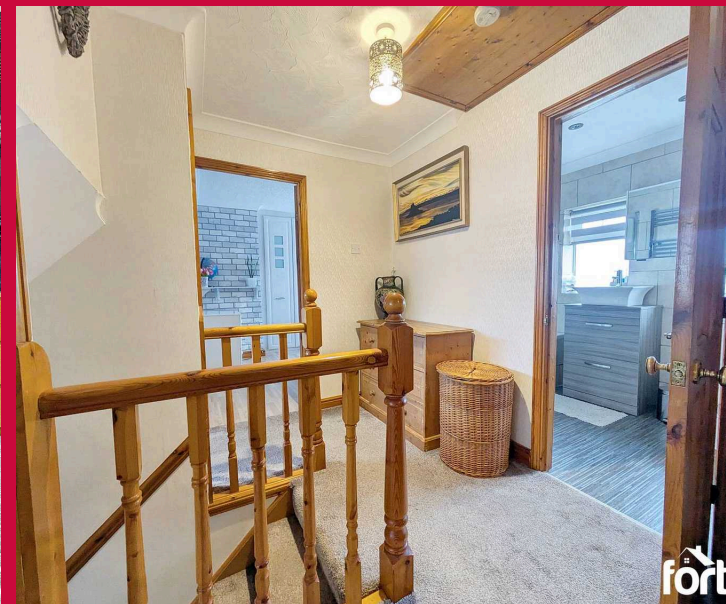


Living Room

A spacious and inviting room, filled with natural light from double glazed windows at both the front and rear of the property. A charming bay window at the front adds character, while patio doors at the rear open to the garden, offering a seamless indoor-outdoor flow. The room is carpeted for comfort, and the neutral décor creates a warm, welcoming atmosphere. A feature fireplace provides a cozy focal point, while stylish ceiling pendants add a modern touch. The room also benefits from multiple power sockets, radiators for warmth, and ample space for both relaxation and entertaining.

Landing

A carpeted staircase leads from the kitchen/diner to the landing, providing access to four well-proportioned bedrooms and the family bathroom. The landing is bright and airy, with a loft hatch for additional storage space. A ceiling pendant provides soft illumination, while the layout





Porch

Enter the home through a charming uPVC front door with an elegant patterned glass panel. The porch is bathed in natural light thanks to windows with low-level sills on three sides, creating a bright and welcoming space. This area offers plenty of room for shoes, coats, and outdoor gear, making it the perfect transition space from the outside.

Kitchen / Diner

Enter from the porch into a bright and versatile dining area, currently used as a cozy TV space. The room features herringbone wooden flooring, which flows into the newly fitted kitchen at the rear. The kitchen boasts sleek dark grey matte units and low-profile marble effect work surfaces, offering a contemporary feel. There are base drawer units for storage, a high-level double oven, a tall pantry cupboard, and space for an American-style fridge freezer and two appliances. The gas hob, extractor fan, and stainless steel sink with mixer tap complete the kitchen. Double glazed windows at both the front and rear bring in natural light, and a uPVC back door with obscured glass provides access to the garden. The room also benefits from radiators, multiple power sockets, and stylish ceiling pendants for both cooking and dining illumination. Staircase leads to the first floor.



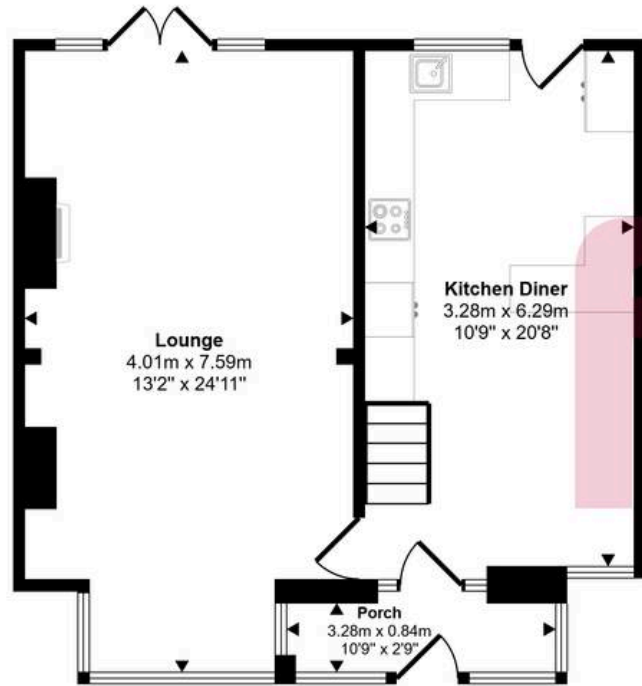
Living Room

A spacious and inviting room, filled with natural light from double glazed windows at both the front and rear of the property. A charming bay window at the front adds character, while patio doors at the rear open to the garden, offering a seamless indoor-outdoor flow. The room is carpeted for comfort, and the neutral décor creates a warm, welcoming atmosphere. A feature fireplace provides a cozy focal point, while stylish ceiling pendants add a modern touch. The room also benefits from multiple power sockets, radiators for warmth, and ample space for both relaxation and entertaining.

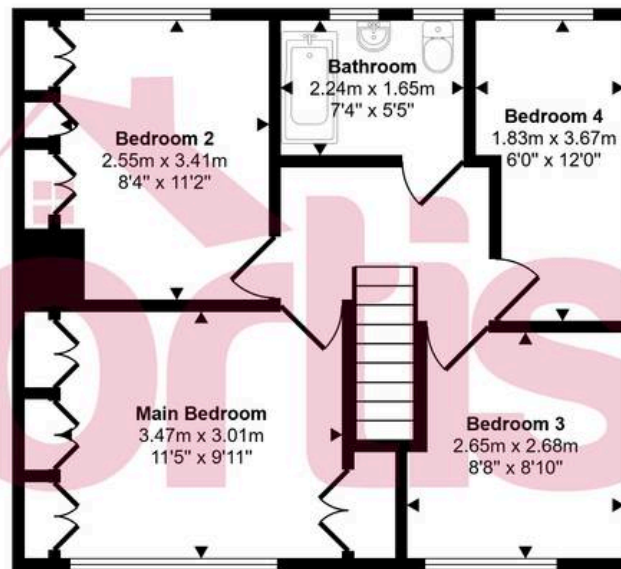
Landing

A carpeted staircase leads from the kitchen/diner to the landing, providing access to four well-

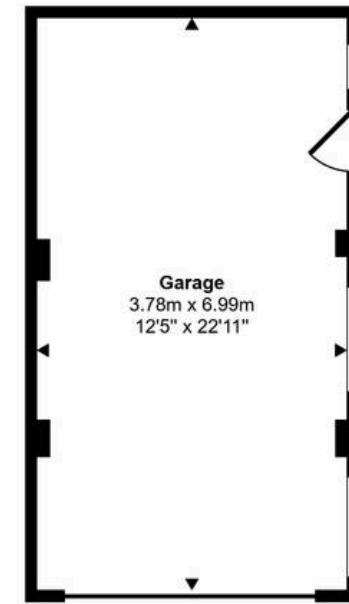
Approx Gross Internal Area
129 sq m / 1393 sq ft



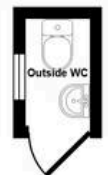
Ground Floor
Approx 54 sq m / 580 sq ft



First Floor
Approx 48 sq m / 518 sq ft



Garage
Approx 26 sq m / 285 sq ft



Outside WC
Approx 1 sq m / 11 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GARDEN

The rear garden is a low-maintenance outdoor space, featuring both decking and paving slabs. It offers access to an outside WC and a tranquil koi fish pond, creating a peaceful setting. There is also access to the garage and a side gate leading to a wrap-around green space and the driveway, with access to the garage. The driveway is secured with attractive iron gates, adding both privacy and curb appeal.

GARAGE

Single Garage

The garage is equipped with a new remote-controlled roller door for ease of access. Inside, you'll find a home-built bar, perfect for entertaining, as well as a mechanics pit for added functionality. Two double glazed windows provide natural light, and a uPVC door with a glass panel leads to the back garden. The space is well-equipped with ceiling pendants for lighting and multiple power sockets, offering both practicality and versatility.

DRIVEWAY

3 Parking Spaces

