

37 Avondale Road

Grangetown, Cardiff, CF11 7DT



A well presented and upgraded three bedroom semi-detached property located in this popular Cardiff suburb, close to the city centre, Cardiff Bay and across the road from The Marl, Channel View Leisure Centre and the Cardiff Bay Trail. The property comprises a lounge, kitchen, sitting room, conservatory and bathroom on the ground floor along with three bedrooms and another bathroom above. There is extensive off road parking to the side, plus front and rear gardens. Viewing is recommended. No onward chain. EPC: D.

**David
Baker & Co.**

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£295,000

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Accommodation

Ground Floor

Lounge 18' 6" x 14' 1" (5.64m x 4.3m)

Fitted carpet. uPVC double glazed bay window and additional window to the front. TV and power points. Two central heating radiators. Stairs to the first floor. Door to the kitchen. Coved ceiling. Recessed lights. Feature fireplace. Under stairs storage area with wooden window to the side.

Kitchen 5' 7" x 10' 8" (1.7m x 3.24m)

Wooden effect vinyl floor. Fitted wall and base units with shaker doors and laminate work surfaces. Integrated oven and four burner gas hob, extractor hood and washing machine. Part tiled walls. uPVC double glazed window to the side. Coved ceiling. Power points. Open to the sitting room.

Sitting Room 11' 1" into recess x 13' 0" (3.38m into recess x 3.97m)

Fitted carpet. Coved ceiling. Central heating radiator. TV and power points. Low level Fitted recess cupboard and shelving. Open to the kitchen and conservatory.

Conservatory 12' 1" x 5' 9" (3.69m x 1.76m)

Solid oak floor. uPVC double glazed roof, windows and doors to the garden. Central heating radiator. Power points. Door to the bathroom.

Ground Floor Bathroom 6' 3" x 5' 9" (1.9m x 1.76m)

Oak floor. Suite comprising a panelled bath, WC and wash hand basin with storage. Central heating radiator. uPVC double glazed window to the rear. Fitted cupboard housing the gas central heating boiler.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Hatch to the loft space. Doors to all rooms.

Bedroom 1 12' 4" x 14' 1" into bay (3.77m x 4.3m into bay)

Double bedroom to the front of the property. uPVC double glazed bay window. Coved ceiling. Power points. Central heating radiator.

Bedroom 2 12' 6" into doorway x 13' 1" (3.8m into doorway x 3.99m)

Double bedroom to the rear of the property. Fitted carpet. Power points. Central heating radiator. Coved ceiling. uPVC double glazed window to the rear.

Bedroom 3 7' 6" x 10' 1" (2.29m x 3.07m)

A well sized single room with uPVC double glazed window to the rear. Coved ceiling. Power points. Central heating radiator.

Bathroom 5' 9" x 6' 3" (1.76m x 1.91m)

Vinyl floor. Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin. Heated towel rail. Part tiled walls. uPVC double glazed window to the front.

Outside

Front

Small area laid to stone chippings in front of the house, with mature privacy hedge. Driveway to the side for two cars laid to tarmac. Iron gates to the front and rear garden.

Rear Garden

An enclosed rear garden laid to slate chippings. Side access to the front. Paved patio.

Additional Information

Tenure

We have been informed by the owner that the property is held on a freehold basis.

Council Tax Band

The Council Tax band for this property is E which equates to a charge of £1,952.60 for the year 2021/22.

Approximate Gross Internal Area

1044 sq ft / 96 sq m.

Notes

The photography shown in this listing was taken in June 2021, when the previous tenant was living at the property.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











