

24 Edgehill Avenue

Llanishen, Cardiff, CF14 5HL

Asking Price £415,000

HARRIS & BIRT

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Having been lovingly and meticulously refurbished by the current owners, is this stylish semi-detached house on Edgehill Avenue that offers a perfect blend of comfort and convenience. The ground floor has been arranged with an easy flow, with a welcoming family room and an open plan kitchen/dining/living room. These spaces balance family living with the opportunity to entertain with the kitchen featuring a central island, pantry cupboard, and a chic bar/coffee dresser. The living areas are designed to create a warm and inviting atmosphere, ideal for family gatherings or quiet evenings at home.

The house boasts three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The layout is thoughtfully designed to ensure that every member of the household has their own personal space. Additionally, the property features two modern shower rooms, providing convenience for busy mornings and ensuring that everyone can enjoy their own privacy.

The garden forms a key part of the home, with manicured side boarders, patio, decked area, hard standing for a hot tub , and an office and storage room. A private full width driveway to the front add practicality to the charm.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area is known for its community spirit and accessibility, with good transport links to Cardiff city centre and beyond.

This semi-detached house on Edgehill Avenue is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest in a family home, this residence offers a wonderful opportunity to enjoy comfortable living in a desirable location. Do not miss the chance to make this lovely house your new home.







Accommodation

Ground Floor

Entrance Porch
Entered via a UPVC double glazed patio doors and UPVC double glazed window to the side. UPVC obscure double glazed door and window to the hallway.

Entrance Hall 13'1 x 9'4 (3.99m x 2.84m)
Wood block floors, skirting boards, storage cupboard under the stairs, fitted carpet to stairs leading to the first floor, UPVC obscure double glazed window to the side aspect, doors leading to;

Family Room 12'10 x 12 (3.91m x 3.66m)
Wood block floors, skirting boards, UPVC double glazed window to the front aspect, opening to chimney breast.

Shower Room 5'1 x 4'7 (1.55m x 1.40m)
Tiled floor, partial tiled walls, vanity wash hand basin, corner shower cubical with mains shower over, low level WC and obscure UPVC double glazed window to the side aspect.

Kitchen 16'9 x 11'2 (5.11m x 3.40m)
Entered via a sliding barn door from the hallway. Luxury Vinyl Tile wood effect floor, fitted carpet to family area, skirting boards, 'Shaker' style wall and base units, oak worktops, induction hob and integrated fan assisted oven to island, 1 ½ sink and draining board with extendable mixed tap over, tiled splash back, UPVC double glazed window to the side aspect, integrated dishwasher, space and plumbing for a washing machine, space for a tumble dryer over, space and plumbing for an American style fridge/ freezer, built in pantry cupboard with sensor light, UPVC double glazed window to the rear aspect, double glazed skylight window, spot lights inset to ceiling.

Dining Area 10'9 x 10'2 (3.28m x 3.10m)
Luxury Vinyl Tile wood effect floor, skirting boards, bar / coffee dresser with open shelves, spot lights, inset mirror, space for a drinks fridge and oak work tops, 2 x vertical feature radiators, 2 x pendant light fittings.

Living Area 11'9 x 9'1 (3.58m x 2.77m)
Fitted carpet, skirting boards, UPVC double glazed window to the side aspect, UPVC double glazed French doors to the rear garden, double glazed skylight widow, spot lights inset to ceiling.

First Floor

Landing 14'8 x 3'2 (4.47m x 0.97m)
Stairs to the first floor, fitted carpet, access hatch to a boarded loft space with pull down ladder power sockets, light and combination boiler, and doors leading to;

Shower Room 6'4 x 5'9 (1.93m x 1.75m)
Tiled floor, walk in shower cubicle with rainfall shower and additional shower attachment, vanity wash hand basin, low level WC, tiled walls, obscure UPCV double glaze window to the side aspect.

Bedroom One 11'9 x 11'1 (3.58m x 3.38m)
Fitted carpet, skirting boards, UPVC double glazed windows to the front aspect.

Bedroom Two 11'9 x 11'9 (3.58m x 3.58m)
Fitted carpet, skirting boards, UPVC double glazed window to the rear.

Bedroom Three 11'3 x 9'5 (3.43m x 2.87m)
Fitted carpet, skirting boards, UPCV double glazed windows to the rear and side aspect.

Services
Mains water. Mains drainage. Mains gas. Mains electric.

Outside
Full width driveway to the front, EV charging point that may be negotiable, with fence and gate leading to the rear. An enclosed rear garden with decked area, patio area, hard standing for a hot tub with a 32 AMP plug socket, 2 x 2 additional outdoor power sockets, side boarders. Access to the front.
Garden rooms – Office room with wood effect vinyl floor, 8 x double plug sockets with a mix of USB ports, spot lights inset to ceiling, insulated walls and floor. UPVC double glazed French doors to the garden. Shed room with power sockets and light, UPVC double glazed door to the garden.

Directions
From our office, continue up Caerphilly Road, at the round about take the second exit and continue up Thornhill Road, take a right onto Templeton Avenue, take a left onto Johnston Road, take a left onto Edgehill Avenue and the property is on the right hand side.

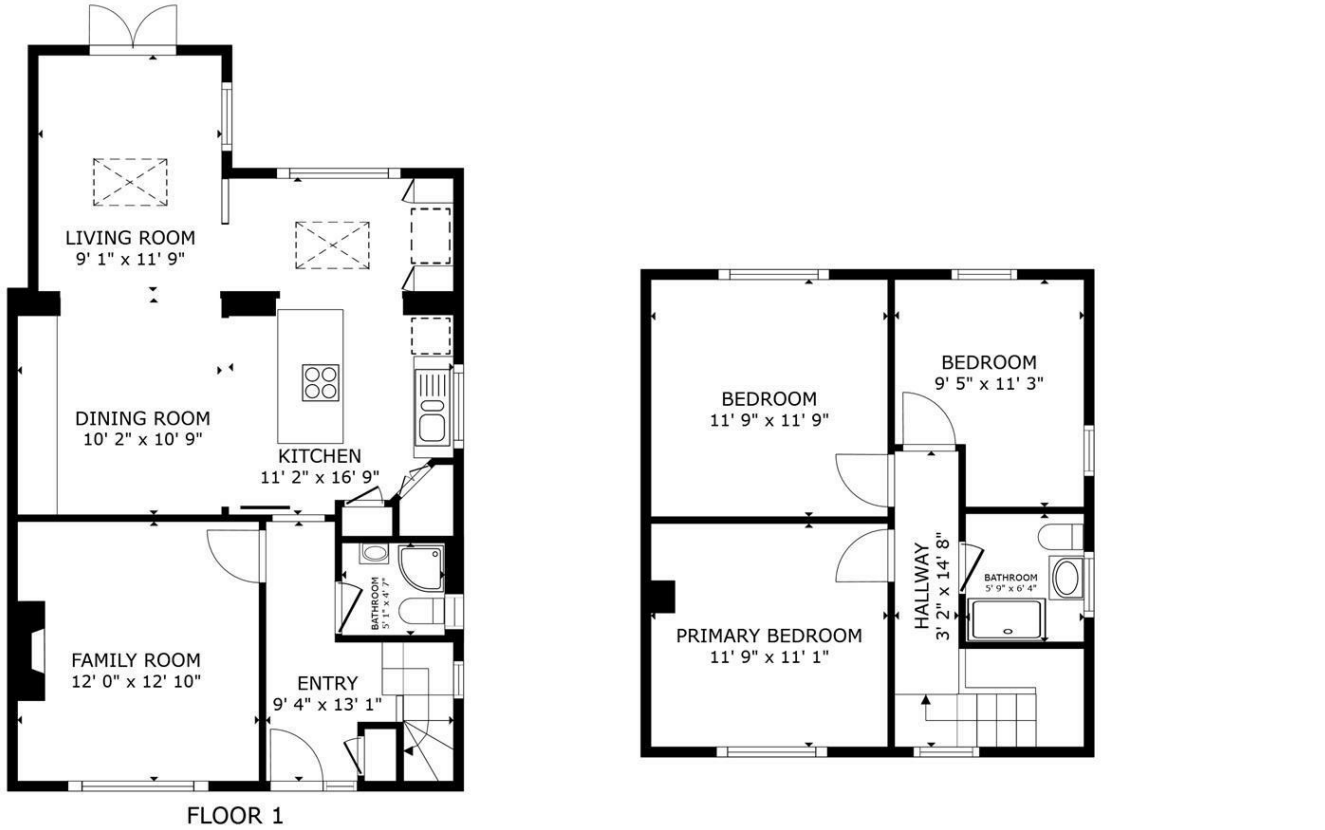



I DRINK BEER
AND I KNOW THINGS









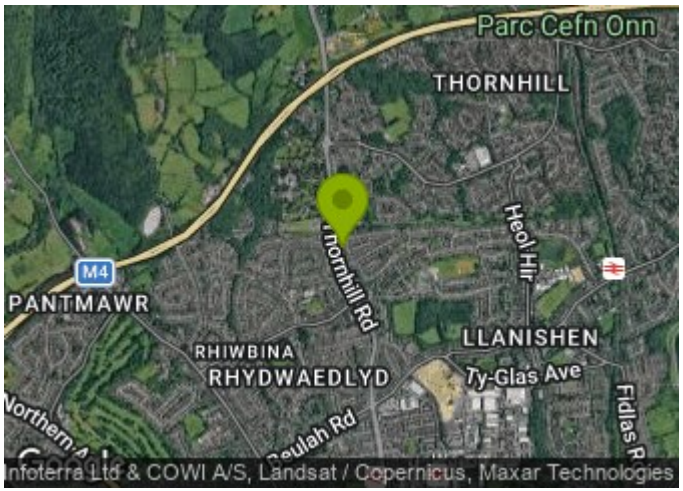
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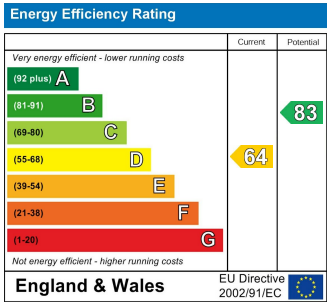
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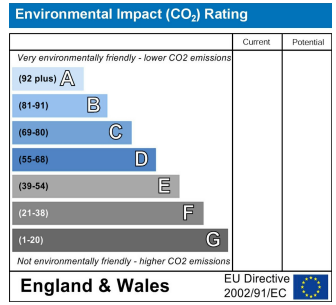
GROSS INTERNAL AREA
FLOOR 1 694 sq.ft. FLOOR 2 499 sq.ft.
TOTAL : 1,193 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









HARRIS & BIRT

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