



EDINGTON AVENUE









## EDINGTON AVENUE

, CF14 3QF - ASKING PRICE £400,000



3 bedroom(s)



1 bathroom(s)



1152.00 sq ft

Jeffrey Ross is delighted to present this charming terraced house located on Edington Avenue in Cardiff. This delightful property spans an impressive 1,152 square feet and offers a perfect blend of comfort and convenience, making it an ideal choice for families and professionals alike.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining guests. With exposed floor boards, original fireplaces, large mantle, a log burner, original tiles in the hallway and the stripped back staircase, the property is full of character and original features. The well-proportioned layout includes three spacious double bedrooms, ensuring plenty of room for family members or the option to create a home office. The property features a downstairs WC and a recently refurbished, well-appointed bathroom, making daily routines both practical and pleasant.

The main bedroom at the front of the property is currently used as an artist studio. It is an excellent size, with tall ceilings and a bay window allowing plenty of light to stream through.

One of the standout features of this home is the beautifully extended kitchen/diner at the rear, which is perfect for family meals and gatherings. The lovely garden, a true sun-trap, boasts a well-maintained lawn that is great for children to play and enjoy the outdoors. Additionally, the property benefits from rear access via a lane, adding to the convenience of this charming home.

The location on Edington Avenue is particularly appealing, offering easy access to local amenities, schools, and transport links. This vibrant community allows you to enjoy the charm of Cardiff right at your doorstep. Whether you are a first-time buyer or seeking a new family home, this property is sure to meet your needs and exceed your expectations. Do not miss the opportunity to make this lovely house your new home. Call the office on 02920 499680 and book your viewing!

### PROPERTY SPECIALIST

**Mr Ollie Vincent**

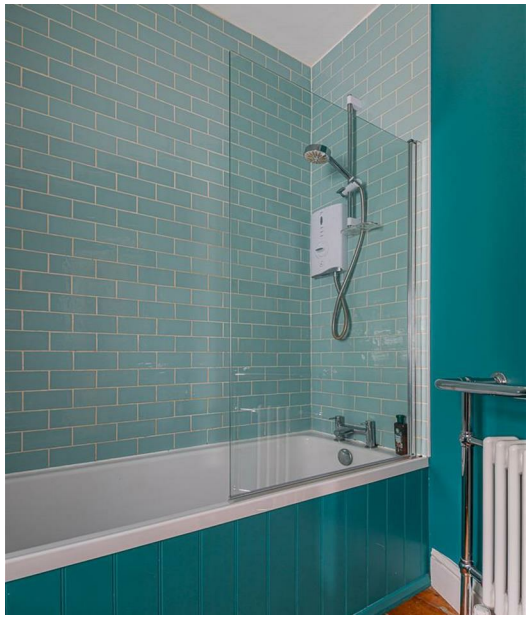
[ollie.vincent@jeffreyross.co.uk](mailto:ollie.vincent@jeffreyross.co.uk)












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

































## HALL

### LIVING ROOM (KNOCKED THROUGH)

3.48 x 7.24 (11'5" x 23'9")

### KITCHEN / DINER (EXTENDED)

3.06 x 8.23 (10'0" x 27'0")

## LANDING

### BEDROOM

4.62 x 3.27 (15'1" x 10'8")

### BEDROOM

2.90 x 3.39 (9'6" x 11'1")

### BEDROOM

3.05 x 1.92 (10'0" x 6'3")

## BATHROOM

## GARDEN

## COUNCIL TAX

Band E

## TENURE

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

## PARKING

Permit Parking / on Street

## SCHOOL CATCHMENT

English medium primary catchment area is

Allensbank Primary School

Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

English medium secondary catchment area is

Cathays High School (year 2024-25)

Welsh medium primary catchment area is

Ysgol Mynydd Bychan (year 2024-25)

Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.

Welsh medium secondary catchment area is

Ysgol Gyfun Gymraeg Glantaf (year 2024-25)



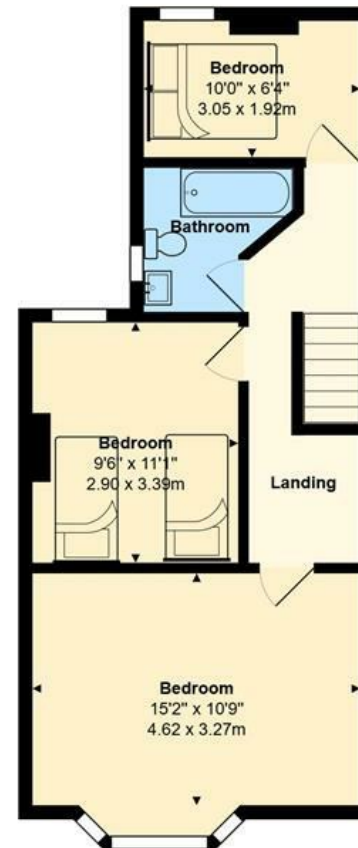
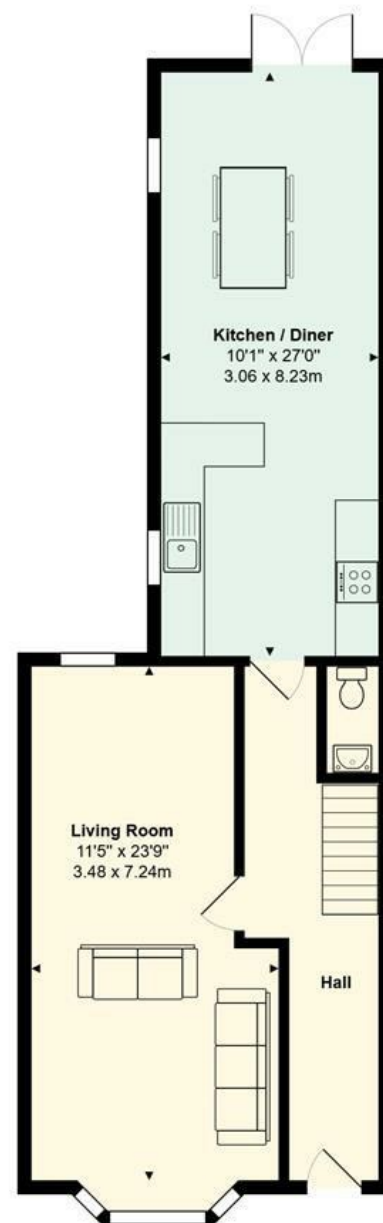
" This is a beautiful character property, with a stunning kitchen / diner extension. The original reception rooms have been knocked-through to form a lovely open space. The bathroom refurbishment is a great addition and the garden is perfect for a family or young professionals alike... Book your viewing today!

Comments by Mr Ollie Vincent "





Edington Avenue, Gabalfa, CF14 3QF



Total Area: 1152 ft² ... 107.0 m²

All measurements are approximate and for display purposes only



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Jeffrey Ross