

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



AVONDALE CRESCENT  
GRANGETOWN



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

#### PORCH

#### HALL

#### LIVING ROOM

3.78m x 3.25m (12'5" x 10'8")

#### DINING ROOM

3.61m x 3.30m (11'10" x 10'10")

#### SITTING ROOM

3.58m x 2.24m (11'9" x 7'4")

#### KITCHEN

2.67m x 2.51m (8'9" x 8'3")

#### LANDING

#### BEDROOM

3.30m x 3.25m (10'10" x 10'8")

#### BEDROOM

3.48m x 3.61m (11'5" x 11'10")

#### BEDROOM

2.34m x 2.31m (7'8" x 7'7")

#### BATHROOM

2.13m x 1.83m (7' x 6')

#### OUTSIDE

The property has a brick walled front garden with a wrought iron gate opening to a pathway leading to the front door and gated access to the rear garden. There is also an area laid to lawn. The rear garden is a decent size with plenty of space for children to play. There is an area laid to lawn with brick wall and wooden fence boundaries.

#### COUNCIL TAX

Band E

#### MOBILE & BROADBAND

Mobile good indoor & outdoor use. Broadband up to 1800 Mbps.

#### SCHOOL CATCHMENT

My English medium primary catchment area is Grangetown Primary School  
 Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.  
 Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.  
 My English medium secondary catchment area is Fitzalan High School (year 2024-25)  
 My Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Hamadryad (year 2024-25)  
 Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.  
 My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

#### TENURE

We have been advised by our seller client that the property is Freehold. Your legal representative should confirm this.

#### EPC

Awaiting



“ Set on a generous plot, the property benefits from an especially large garden. ”

Comments by - Mrs Ruby Ledley



## AVONDALE CRESCENT

GRANGETOWN, CF11 7DE - £375,000

 3 bedrooms
  1 bathroom(s)
  1091.00 sq ft

Located in Avondale Crescent in Cardiff, this delightful semi-detached house offers a perfect blend of comfort and character.

Boasting three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features two inviting reception rooms, providing ample room for relaxation and entertaining guests. Set on a generous plot the property benefits from a larger than most garden.

The layout is thoughtfully designed, allowing for both privacy and communal living.

This home is conveniently located, making it an attractive option for those looking to settle in a vibrant community. With its spacious interiors and appealing exterior, this semi-detached house on Avondale Crescent is a wonderful opportunity for anyone seeking a new home in Cardiff.

### PROPERTY SPECIALIST

**Mrs Ruby Ledley**  
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 Valuer

