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CARDIFF VALE CAERPHILLY BRISTOL



Avondale Crescent

GRANGETOWN



This lovely semi-detached home on Avondale Crescent offers plenty of space and charm. It has three good-sized bedrooms, two cosy reception rooms, and a larger-than-usual garden—great for relaxing or entertaining

Comments by Mrs Ruby Ledley



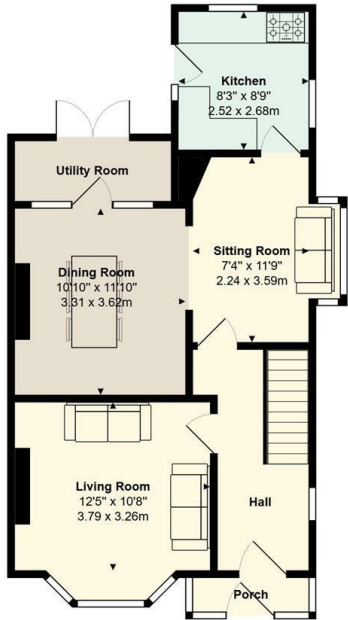
Property Specialist
Mrs Ruby Ledley
Valuer

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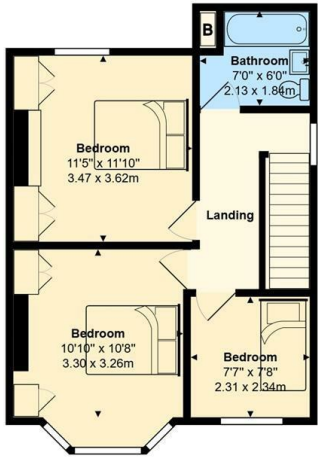


Set on a generous plot, the property benefits from an especially large garden.

Comments by the Homeowner



Avondale Crescent
Total Area: 1091 ft² ... 101.3 m²
All measurements are approximate and for display purposes only





Porch

Hall

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

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

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

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

Landing

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

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

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

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

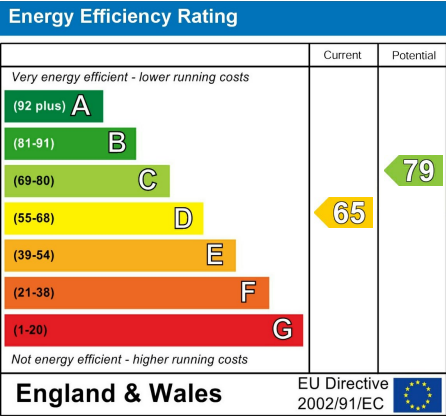
Outside

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
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Avondale Crescent

Grangetown, Cardiff, CF11 7DE

Offers In Excess Of

£375,000

3 Bedroom(s) 1 Bathroom(s) 1091.00 sq ft



Contact our

Pontcanna Branch

02920 499680

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.



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