

UNDER OFFER



Avondale Crescent

Grangetown, Cardiff, CF11 7DE

GRANGETOWN, CARDIFF

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OFFERS IN EXCESS OF

£375,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,091 SQ FT

FLOOR AREA 1091 SQFT

SEMI DETACHED FAMILY HOME

THREE BEDROOMS

THREE RECEPTIONS

GOOD SIZE REAR GARDEN



THE PROPERTY

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.





ACCOMMODATION

LIVING ROOM 3.78m x 3.25m

DINING ROOM 3.61m x 3.30m

SITTING ROOM 3.58m x 2.24m

KITCHEN 2.67m x 2.51m

BEDROOM 3.30m x 3.25m

BEDROOM 3.48m x 3.61m

BEDROOM 2.34m x 2.31m

BATHROOM 2.13m x 1.83m

OUTSIDE

MOBILE & BROADBAND

SCHOOL CATCHMENT

PROPERTY TYPE HOUSE - SEMI-DETACHED

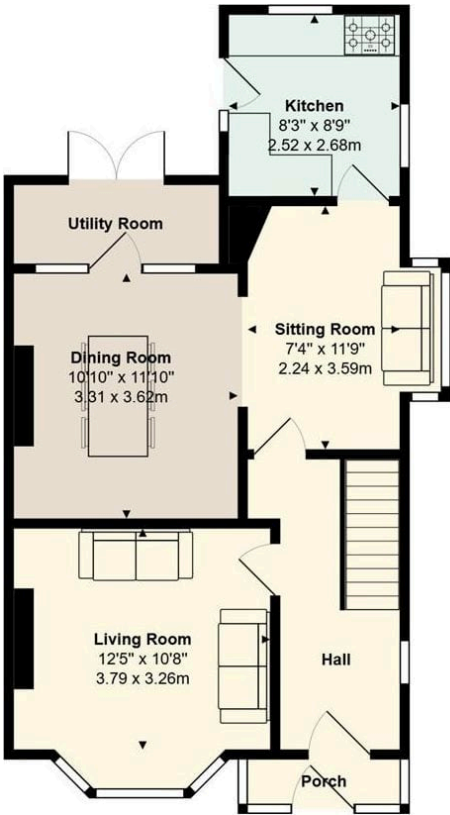
INTERNAL AREA 1,091 SQ FT

TENURE FREEHOLD

COUNCIL TAX BAND E · ABOUT £2,461 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 65 · POTENTIAL 79

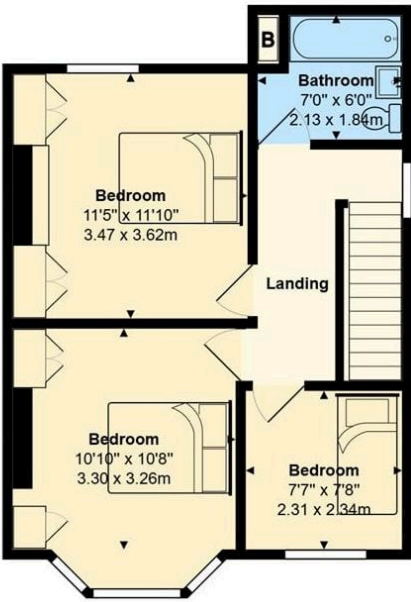
FLOORPLAN



Avondale Crescent

Total Area: 1091 ft² ... 101.3 m²

All measurements are approximate and for display purposes only





Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreycross.co.uk