



Gabalfa Avenue, £325,000

- VERSATILE OUTBUILDING TO THE REAR
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/DINER PLUS TWO RECEPTION ROOMS
- EXTENDED TO THE REAR OFFERING A FANTASTIC HOSTING SPACE
- SOUTHERLY FACING GARDEN
- EPC Rating: Awaited



3 1 1



About the property

Beautifully presented and extended three bedroom home on Gabalfa Avenue, providing two reception rooms plus an open plan kitchen/diner. Upon entering, the hallway leads to a cozy lounge with a multi fuel stove and wood flooring, followed by a downstairs W.C, modern yet warm kitchen, fitted in the last five years, and a bright and spacious living room, suitable for families and socialising.

To the first floor is three well-proportioned bedrooms and a family bathroom with a bath and overhead shower, upgraded in the last year. Bedroom one and two also benefit from fitted storage.

Externally, the property has a generous driveway and secured access to the side, leading to a southerly facing garden with patio and lawn.

To the rear is a versatile outbuilding, currently used as storage.



Accommodation

Reception Room 1

13' x 12' 6" (3.96m x 3.81m)

Reception Room 2

21' x 9' 7" (6.40m x 2.92m)

W.C.

Kitchen/Diner

21' x 9' 7" (6.40m x 2.92m)

Bedroom 1

12' 11" x 11' 9" (3.94m x 3.58m)

Bedroom 2

11' 2" x 9' 1" (3.40m x 2.77m)

Bedroom 3

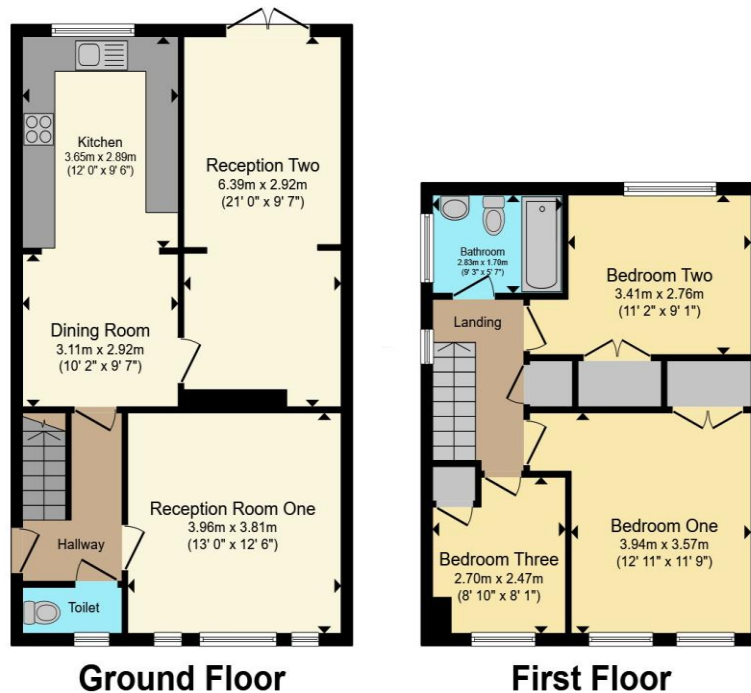
8' 10" x 8' 1" (2.69m x 2.46m)

Bathroom

02920 612328

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Floorplan



Total floor area 105.6 m² (1,137 sq.ft.) approx

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