

FOR SALE

£295,000 Freehold



# 151 Grand Avenue, Ely, Cardiff. CF5 4LG

- NEW INSTRUCTION
- 4 BEDROOMS
- SEMI DETACHED HOUSE
- EXCELLENT LOCATION
- FAMILY HOME
- NO ONGOING CHAIN





## PROPERTY DESCRIPTION

New and exclusive to Squarefoot Estate Agents we have for sale this very well presented, extended 4 bedroom semi detached property, situated in a very popular area with easy access to the A48/M4.

The home offers off-road parking to the front, good size front reception room, deceptively large utility room, a lovely extended open plan dining/living and kitchen area with bi-fold doors giving excellent natural light which opens on to the private back garden. The extension and bi-fold doors create the perfect opportunity to blend indoor-outdoor living with patio'd and grassed areas, ideal for the summer evenings.

The first floor provides 3 bedrooms and a family bathroom, with access to the extended, converted loft space, offering a fourth bedroom and shower room.

Some furniture is to stay including:

- Wardrobes to remain

- Washing machine, cooker, fridge, dishwasher and under counter freezer to remain.

- All blinds /curtains to remain

The property is being sold with no ongoing chain, and we highly recommend viewing to fully appreciate the amount of space this family home has to offer.





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Light and airy entrance hallway , with feature window to the front of the property. Wooden effect flooring throughout . Gives access to the ground floor reception room and utility area.

#### FRONT RECEPTION

12' 9" x 11' 7" (3.89m x 3.53m)

Good size reception room, with UPVC window to the front of the property. Feature stone fire surround with electric fire place, wood effect flooring .

#### UTILITY AREA

9' 5" x 8' 3" (2.87m x 2.51m)

Deceptively large utility room accessed off hallway. Gives excellent amount of space to house washing machine , dryer along with a good amount of storage units and work surfaces. Two windows, with blinds to the side of the property, and spotlights to ceiling .

#### LIVING /KITCHEN SPACE

23' 1" x 21' 5" (7.04m x 6.53m)

Gorgeous extended family room to the rear of the property. This light and spacious area offers a dining /living area just off the very well equipped kitchen with bi-fold doors across the back of the property, which opens up to the rear garden area. This areas boasts a log burner, and a velux window which not only adds to the character, but brings in even more natural light.

The kitchen provides a great amount of wall and base units, with a fantastic island, set with a granite work top, which houses the sink and offers further storage.

There is wood effect flooring throughout this area.

#### REAR GARDEN

Accessed via kitchen /living areas. Offers a good size patio area, with steps down to a well established back garden. Shed in place.

### FIRST FLOOR

#### BEDROOM ONE

12' 9" x 11' 7" (3.89m x 3.53m)

Currently used as the main bedroom. Front facing location with custom built wardrobes and storage to remain . UPVC window; carpet to floor.

#### BEDROOM TWO

11' 7" x 9' 4" (3.53m x 2.84m)

Good size bedroom, with wardrobe to remain facing the rear of the property. Excellent natural light via the UPVC window. Carpet to floor.

#### BEDROOM THREE

11' 6" x 5' 10" (3.51m x 1.78m)

Smaller bedroom set to the rear of the property. Currently used as an office space. UPVC window to the rear, carpet to floor .

#### BATHROOM

4' 10" x 9' 5" (1.47m x 2.87m)

Family bathroom just off landing area. Tiled floor and walls, WC , sink pedestal and corner bath . Windows to front and side of the property in this room.

### LOFT CONVERSION

#### BEDROOM FOUR

10' 0" x 19' 11" (3.05m x 6.07m)

Accessed via a second flight of stairs, with natural wood banisters is this converted loft space which has been turned in to a bedroom set within the roof space, so offers sloping ceilings , and Velux windows.

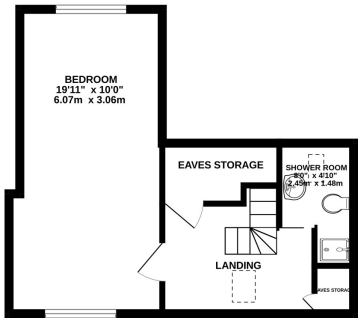
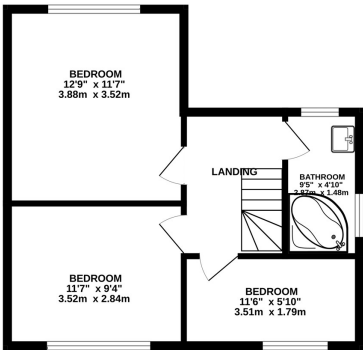
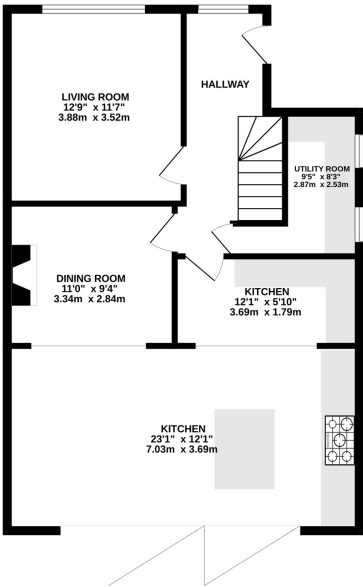
#### SHOWER ROOM

4' 10" x 8' 0" (1.47m x 2.44m)

Located just off the landing in the loft conversion area is this shower room with a WC . Accessed via a sliding door , and has a Velux window and further window to the front of the property. .



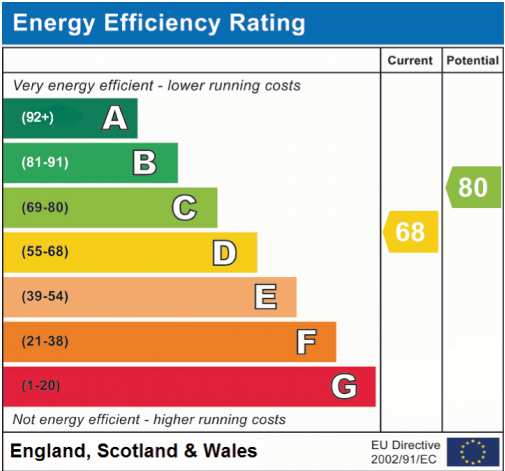
FLOORPLAN & EPC



TOTAL FLOOR AREA: 1508 sq.ft. (140.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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