



Gabalfa Avenue, offers in the region of £360,000

- DETACHED
- OFF ROAD PARKING
- REAR GARDEN
- UNIQUE PROPERTY
- CLOSE TO TAFF TRAIL
- THREE FLOORS
- TWO EN-SUITES
- OPEN PLAN KITCHEN/DINER
- EPC Rating: C



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About the property

Walking distance to the Taff Trail and the amenities of Llandaff North Village, train station and close proximity to the well regarded Welsh Language School Ysgol Gyfun Gymraeg Glantaf. Rear garden and off road parking, viewings by appointment only.





Accommodation

Entrance Hall

Double glazed door and window, stairs to first floor, cupboard, laminate floor, corridor and door to rear garden and laundry room.

Laundry Room

5' 10" x 5' 4" (1.78m x 1.63m)

Double glazed window to rear, plumbing for washing machine, inset stainless steel sink and drainer, radiator, laminate floor.

Bedroom One

Irregular Shaped Room 22' Max x 13' 10" Max (6.71m Max x 4.22m)

Double glazed window to front, radiator, fitted storage, laminate floor,

Bedroom Two

13' 9" x 8' 11" (4.19m x 2.72m)

Double glazed french doors to rear garden, radiator, laminate floor, door to en suite.

En Suite

8' 9" x 3' 8" (2.67m x 1.12m)

Shower with sliding doors, w.c and wash hand basin, radiator, part tiled walls.

Bathroom

8' 9" x 5' 4" (2.67m x 1.63m)

Double glazed window to rear, panelled bath, low level w.c, extractor fan, radiator, light up vanity mirror, spotlights, laminate floor.

Landing

Wooden hand rail, open landing space, radiator, archway to:

Lounge

18' x 12' 4" Max (5.49m x 3.76m Max)

Double glazed patio doors to front with half juliette balcony, feature fireplace with electric fire and stone surround, radiator, laminate floor, door to:

Study

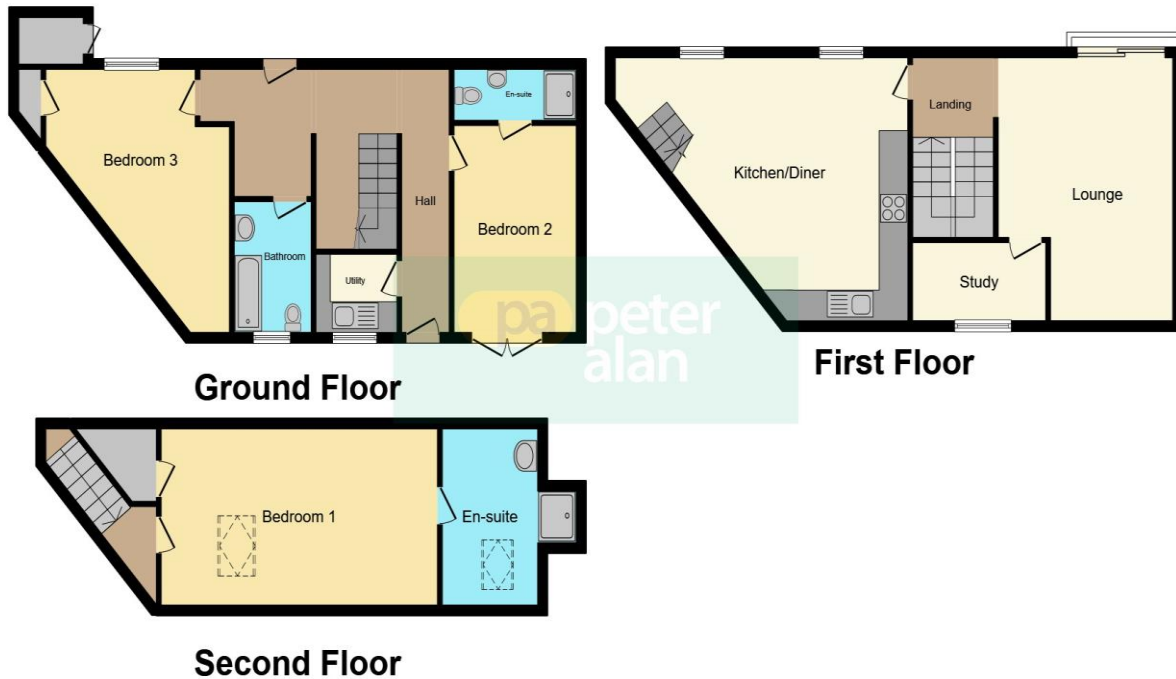
8' 9" x 5' 1" (2.67m x 1.55m)

Laminate floor, power and light.

02920 612328

whitchurch@peteralan.co.uk

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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