

Edington Avenue

CARDIFF, CF14 3QF

OFFERS IN EXCESS OF £360,000

**Hern &
Crabtree**



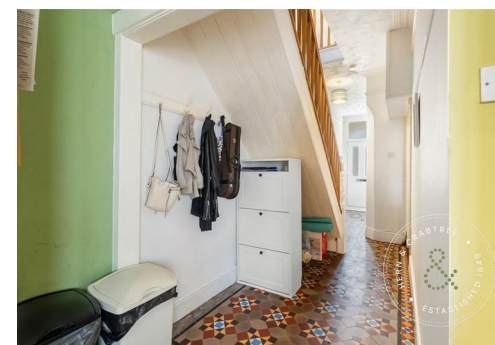
Edington Avenue

Positioned on a well regarded residential avenue in the ever popular Heath district, this attractive mid terrace home has been thoughtfully maintained and offers a welcoming balance of character, practicality and comfortable family living. Beautifully presented throughout, the property retains a number of period features including picture rails, decorative ceilings and an impressive staircase with recently refurbished oak balustrades, creating a home that feels both elegant and inviting.

The accommodation unfolds from a welcoming entrance hall, leading to two generous reception rooms, each filled with natural light. To the rear, an open plan kitchen and dining space provides the heart of the home, with French doors opening onto the garden and a useful adjoining utility room adding valuable everyday practicality. Upstairs are three well proportioned bedrooms and a beautifully appointed family bathroom complete with a bath and separate walk in shower.

Outside, the enclosed rear garden has been designed for low maintenance enjoyment, combining attractive paving, an area of artificial lawn and established planting, making it equally suited to relaxing or entertaining.

Heath remains one of Cardiff's most sought after residential locations, appreciated for its excellent range of local amenities, independent shops, cafés and supermarkets. The property is within easy reach of the University Hospital of Wales, Heath Park and Roath Park, offering extensive green spaces for walking, recreation and family outings. Well regarded primary and secondary schools serve the area, while regular bus services and nearby Heath High Level and Heath Low Level railway stations provide convenient connections into Cardiff city centre and beyond. Excellent road links also offer straightforward access to the A48, M4 motorway and surrounding business parks, making this an exceptional home for families and professionals alike.



Approx 1074.00 sq ft

Council Tax Band: F

Entrance Hall

Opaque PVC double glazed front entrance door with matching obscured double glazed window above. Decorative coved ceiling with ceiling detailing, radiator, skirting boards and recently laid patterned tiled flooring. Staircase rising to the first floor with recently refurbished oak balustrades. Doors leading to the principal reception rooms and archway opening into the kitchen.

Lounge

Double glazed bay window to the front elevation. Wooden internal door with glazed inserts, decorative ceiling, picture rails, marble hearth and surround to the chimney breast and radiator.

Sitting Room

Double glazed window overlooking the rear garden. Wooden glazed internal door, decorative ceiling and radiator.

Kitchen and Dining Room

Double glazed French doors opening onto the rear garden. Fitted with a range of wall and base units incorporating a sink unit, built in oven and grill, gas hob, space for a fridge freezer and integrated dishwasher. Partially tiled walls and tiled flooring. Open plan layout providing ample space for dining with direct access from the entrance hall.

Utility Room

Double glazed window overlooking the rear garden with external door providing access outside. Sloping ceiling, fitted wall and base units with sink unit, storage cupboard and tiled flooring.

First Floor Landing

Access to the loft via ceiling hatch. Continued oak balustrades and doors leading to all first floor accommodation.

Bedroom One

Double glazed bay window together with an additional double glazed window to the front elevation. Decorative internal door with glazed inserts and matching glazed overlight. Radiator.

Bedroom Two

Double glazed window overlooking the rear garden. Wooden panelled door and radiator.

Bedroom Three

Double glazed window overlooking the rear garden. Partially sloping ceiling and radiator.

Family Bathroom

Obscured double glazed window to the side elevation. Fully tiled walls, laminate flooring and sloping ceiling. Suite comprising panelled bath, separate walk in shower, WC, wash hand basin with storage beneath and useful recessed shelving.

Rear Garden

A fully enclosed rear garden with brick boundary walls and a timber gate providing access to the rear lane. Designed for ease of maintenance with paved seating areas, an artificial lawn, established flower bed and an outside water tap.

Disclaimer

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Please note: Buyers are required to pay a non refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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