

Woolaston Avenue | | Cardiff | CF23 6EZ

Asking price £290,000

Sheppard & Bear

Woolaston Avenue | Cardiff | CF23 6EZ

Asking price £290,000

Nestled on the charming Woolaston Avenue in Cardiff, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 813 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space.

Upon entering, you are welcomed into a bright and airy living room, creating an inviting atmosphere for both relaxation and entertaining. The well-appointed kitchen/breakfast room is perfect for enjoying your morning coffee or preparing meals.

One of the standout features of this property is the driveway, providing off-street parking for your

- Catchment for Lakeside primary and Cardiff High
- No onward chain
- Backs onto Lakeside primary
- Popular location for hospital workers
- Viewing highly advised
- Two spacious double bedrooms
- Close to Roath Park Lake
- Driveway for easy parking
- Near shops and cafes

Entrance porch

Hallway

Kitchen / breakfast room
11'6 x 10'7 (3.51m x 3.23m)

Living room
17'9 x 13'9 (5.41m x 4.19m)

First floor landing

Bedroom one
14'0 x 11'6 (4.27m x 3.51m)

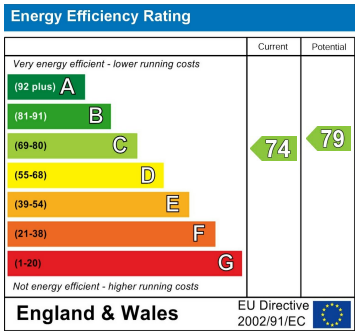
Bedroom two
14'3 x 11'2 max (4.34m x 3.4m max)

Shower room
6'2 x 5'2 plus door recess (1.88m x 1.57m plus door recess)

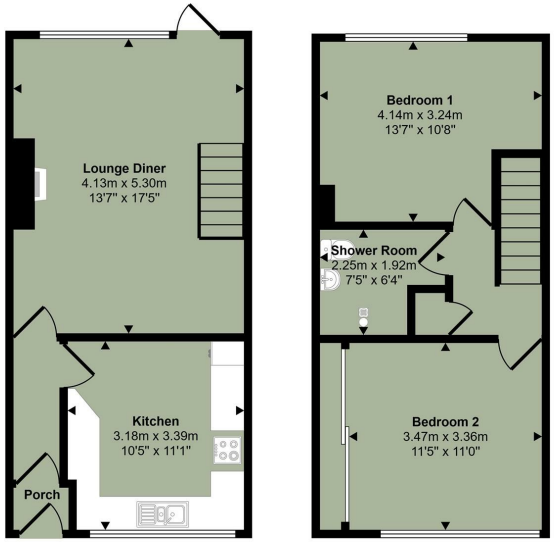
Outside and parking







Approx Gross Internal Area
72 sq m / 779 sq ft



Ground Floor
Approx 37 sq m / 393 sq ft

First Floor
Approx 36 sq m / 387 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band **E**
EPC Rating **C**

Cyncoed
Cardiff
CF23 6SZ
02921 051927
sales@sheppardandbear.com