



37 Frewer Avenue, Cardiff
Cardiff

£250,000

FORTIS
Estate Agents



37 Frewer Avenue

Cardiff, Cardiff

Spacious 3 double bedroom end terrace with open plan kitchen-diner, cosy fireplace, modern walk-in shower, built-in storage, and bright rooms. Neutral decor throughout.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- South Facing Private garden
- Open plan kitchen and dining area
- Spacious kitchen with ample countertop space
- Modern walk-in shower
- Fireplace
- Abundant natural light throughout
- Built-in storage and wardrobes
- Neutral decor
- Parking To The Front



Hallway

Accessed via timber front door with inset decorative glazed panel, wood effect flooring, meter cupboard, stairs to the first floor, ceiling light point, doors to:

Lounge

17' 11" x 10' 8" (5.46m x 3.24m)

A good sized lounge with double glazed front aspect window, double glazed French Style double doors to the rear, feature fire place with inset gas fire, double panel radiator, 2 x ceiling light point, coved ceiling.

Kitchen Diner

11' 1" x 10' 9" (3.39m x 3.27m)

A spacious kitchen / dining room, fitted with a range of wall and base level cupboard and drawer units with work surfaces over, inset stainless steel sink and drainer with mixer tap, space and plumbing for domestic appliances, including gas cooker, washing machine and tumble dryer, double glazed rear aspect windows, archway through to utility area.

Utility

10' 7" x 5' 9" (3.23m x 1.75m)

Door to the rear, double glazed window to the front, ceiling light point, door to:

Wc

Comprising low level WC, corner wash hand basin with tiled splash back, coved ceiling, ceiling light point, double glazed picture window.

Landing

Window to the front, ceiling light point, loft access point, door to storage cupboard, doors to:

Main Bedroom

9' 3" x 16' 3" (2.82m x 4.96m)

A large double bedroom with 2 x front aspect windows, ceiling light point, coved ceiling, radiator, built in wardrobes.

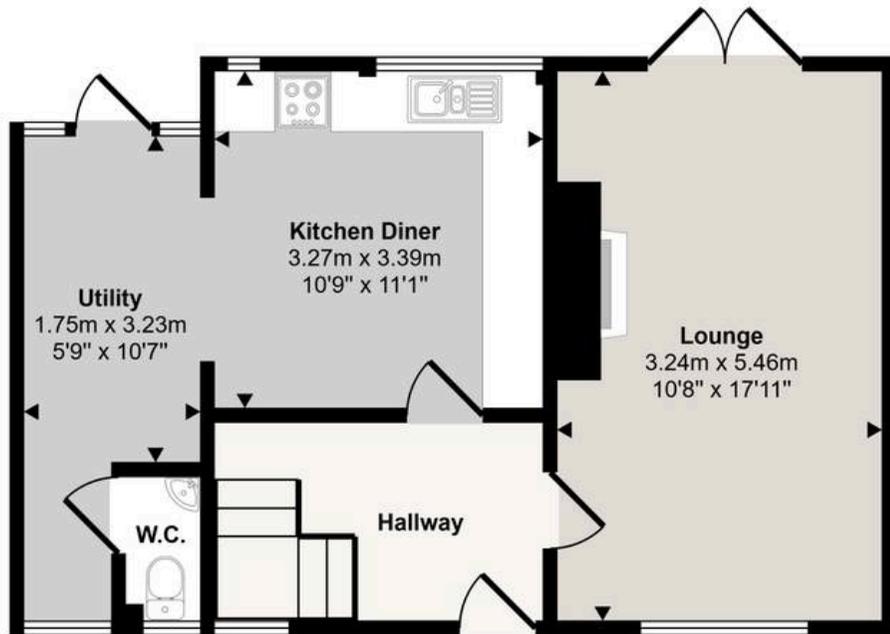
Bedroom 2

11' 2" x 10' 2" (3.41m x 3.09m)

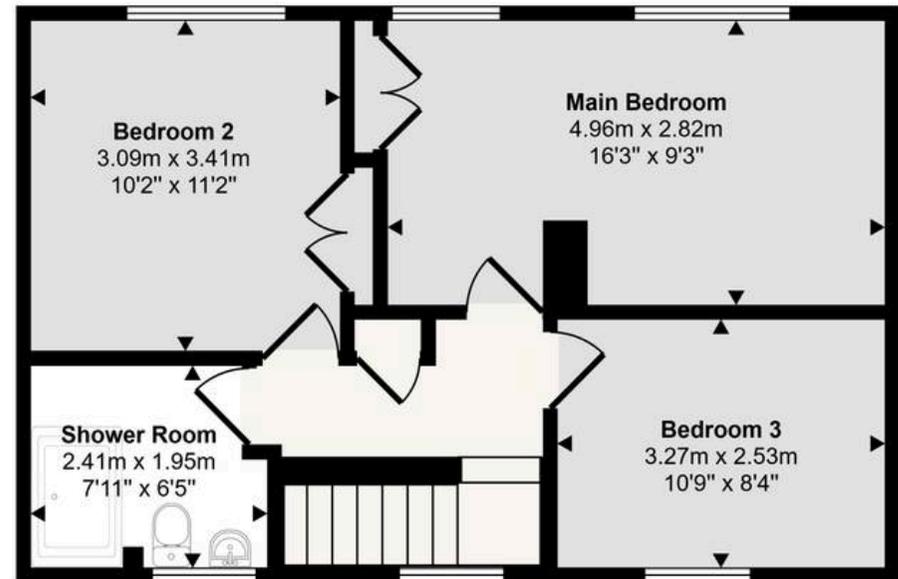
A second double bedroom with double glazed window to



Approx Gross Internal Area
93 sq m / 998 sq ft



Ground Floor
Approx 46 sq m / 491 sq ft



First Floor
Approx 47 sq m / 507 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.