



**32 Frewer Avenue, Cardiff**  
Cardiff

**£300,000**

**FORTIS**  
Estate Agents





## 32 Frewer Avenue

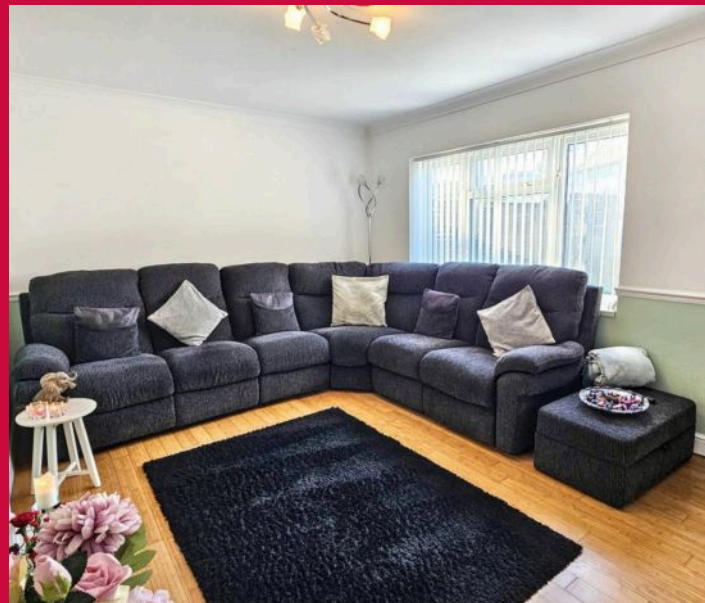
Cardiff, Cardiff

Stylish three-bed semi with open-plan kitchen, spacious reception, modern bathroom, built-in storage, off-road parking, and landscaped garden. Ideal for families or professionals. Move-in ready.

Council Tax band: D

Tenure: Freehold

- Off-road parking
- Private front garden
- Modern open plan kitchen
- Integrated appliances
- French doors to garden
- Spacious living area with decorative fireplace
- Modern bathroom with walk-in shower
- Ample natural light throughout





### Entrance Hall

Accessed via UPVC front door with inset double glazed panels, double glazed side aspect window, ceiling light point, radiator, dado rails, stairs to the first floor landing, doors to:

### Living Room

A good sized living room with double glazed window to the front, feature fire place, bamboo flooring, dado rail, radiator, coved ceiling, ceiling light point.

### Kitchen Diner

18' 3" x 10' 0" (5.55m x 3.05m)

A beautifully appointed room fitted with a matching range of high gloss wall and base level cupboard and drawer units with work surfaces over, peninsular breakfast bar, inset stainless steel sink and drainer with mixer tap, tiled splash backs, integrated electric oven and hob, double glazed window to the rear, door to utility. The dining area has ample space for table and chairs with wood effect flooring throughout, double glazed double doors to the rear, radiator, ceiling light point.

### Utility

### First Floor Landing

Double glazed side aspect window, ceiling light point, loft access point, built in storage cupboard, doors to:

### Main Bedroom

11' 10" x 10' 10" (3.60m x 3.31m)

A good sized double bedroom with double glazed front aspect window, ceiling light point, radiator,

### Bedroom 2

10' 4" x 8' 7" (3.16m x 2.61m)

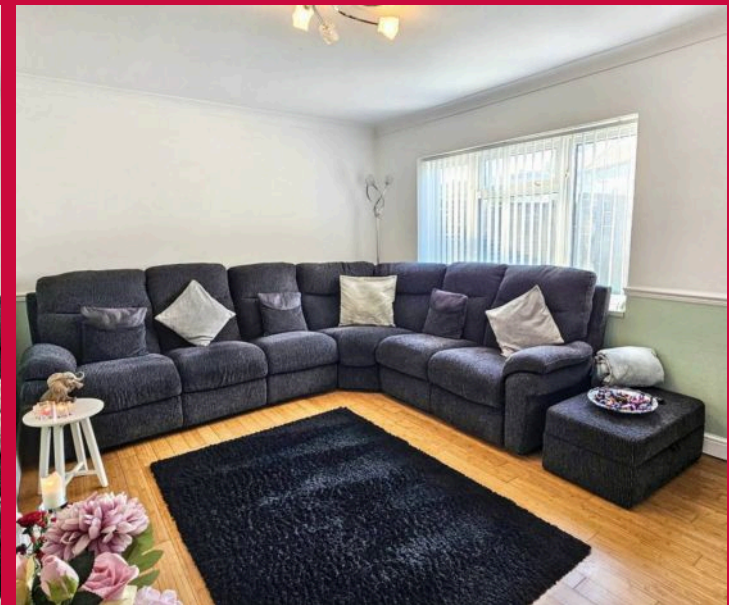
A second double bedroom with double glazed rear aspect window, built in wardrobes, ceiling light point.

### Bedroom 3

9' 2" x 7' 11" (2.79m x 2.41m)

A good sized bedroom with double glazed front aspect window, ceiling light point, radiator, built in storage.

### Shower Room







### Entrance Hall

Accessed via UPVC front door with inset double glazed panels, double glazed side aspect window, ceiling light point, radiator, dado rails, stairs to the first floor landing, doors to:

### Living Room

A good sized living room with double glazed window to the front, feature fire place, bamboo flooring, dado rail, radiator, coved ceiling, ceiling light point.

### Kitchen Diner

18' 3" x 10' 0" (5.55m x 3.05m)

A beautifully appointed room fitted with a matching range of high gloss wall and base level cupboard and drawer units with work surfaces over, peninsular breakfast bar, inset stainless steel sink and drainer with mixer tap, tiled splash backs, integrated electric oven and hob, double glazed window to the rear, door to utility. The dining area has ample space for table and chairs with wood effect flooring throughout, double glazed double doors to the rear, radiator, ceiling light point.

### Utility

### First Floor Landing

Double glazed side aspect window, ceiling light point, loft access point, built in storage cupboard, doors to:

### Main Bedroom

11' 10" x 10' 10" (3.60m x 3.31m)

A good sized double bedroom with double glazed front aspect window, ceiling light point, radiator,

### Bedroom 2

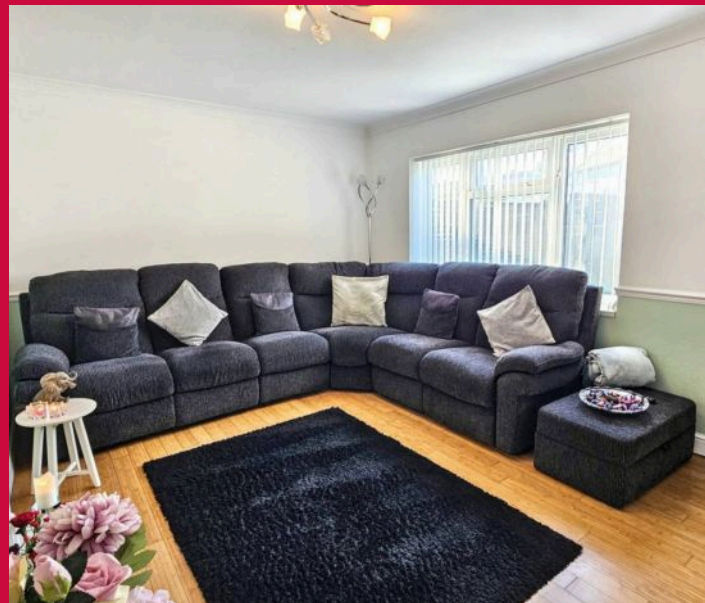
10' 4" x 8' 7" (3.16m x 2.61m)

A second double bedroom with double glazed rear aspect window, built in wardrobes, ceiling light point.

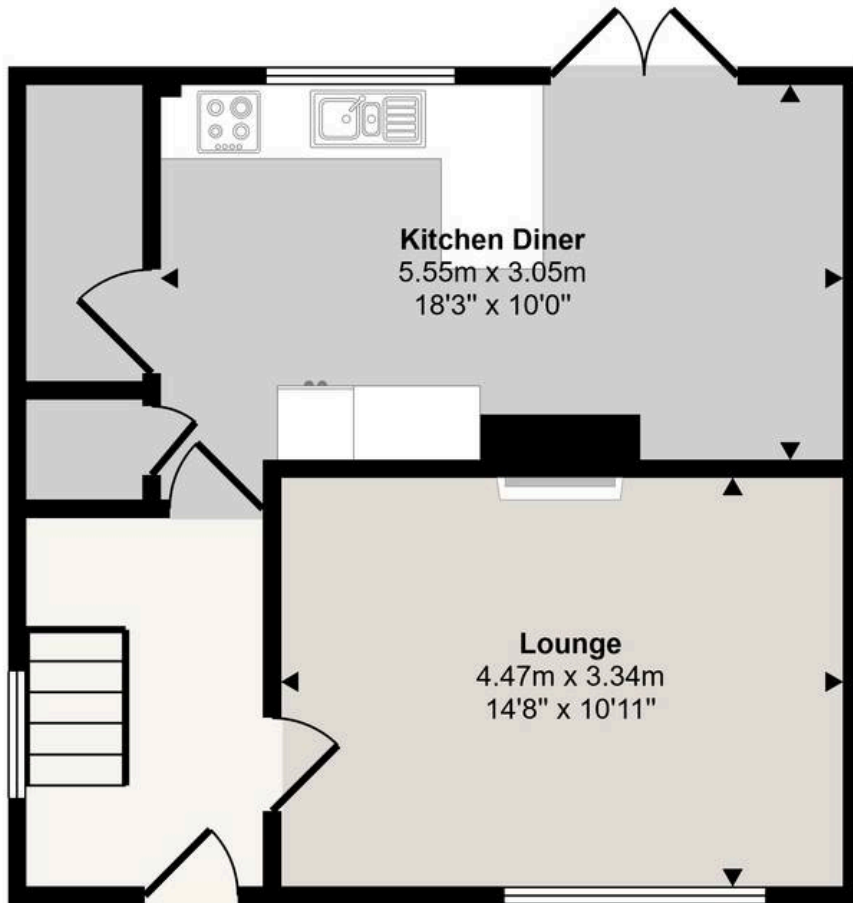
### Bedroom 3

9' 2" x 7' 11" (2.79m x 2.41m)

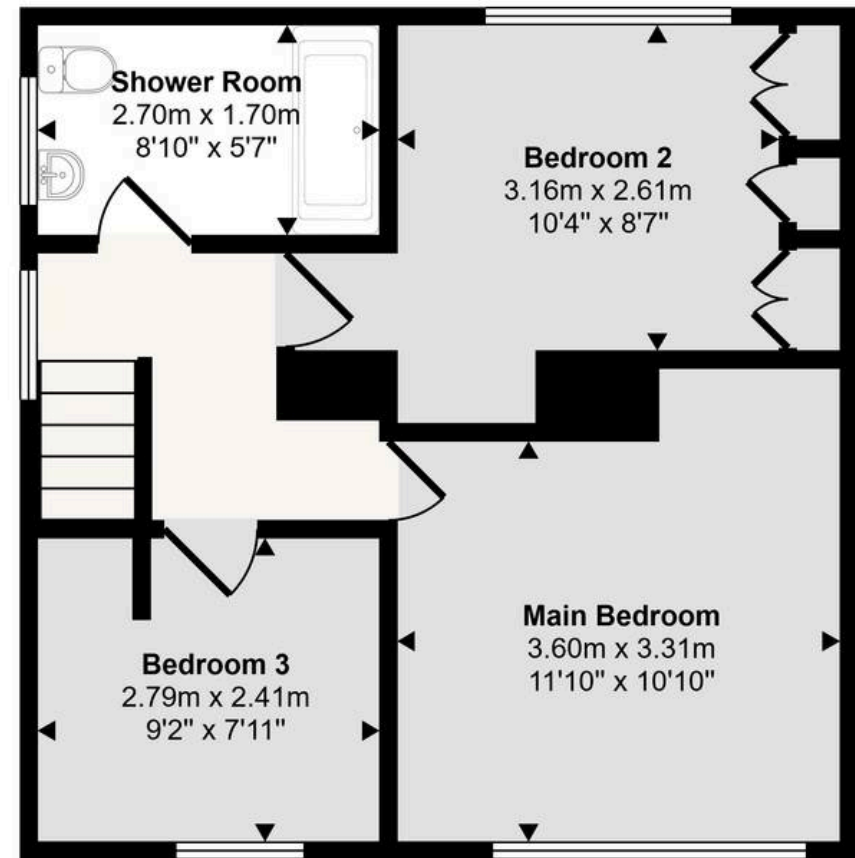
A good sized bedroom with double glazed front aspect window, ceiling light point, radiator, built in storage.



Approx Gross Internal Area  
86 sq m / 927 sq ft



Ground Floor  
Approx 43 sq m / 463 sq ft



First Floor  
Approx 43 sq m / 464 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.



## GARDEN

A good sized rear garden, mainly laid to lawn, with flower beds/borders, mature hedging, and patio area adjoining the house with steps from the patio doors. There is an additional patio area to the rear of the garden.

## OFF STREET

1 Parking Space

Off road parking to the front.

