



3 McCale Avenue, Cardiff
Cardiff

£275,000

FORTIS
Estate Agents



3 McCale Avenue

Cardiff

Three bedroom semi detached house near Cardiff City Centre with spacious living area, modern kitchen and bathroom, driveway, and easy access to schools, shops, parks, and transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Driveway
- Front Garden
- Back Garden
- 3 Bedrooms
- Family Bathroom
- Easy access to Cardiff City Centre
- Excellent transport and road links
- Close to schools, parks, and local amenities



Entrance Porch

The property is approached via an enclosed entrance porch, accessed through double uPVC doors featuring full-height glazed panels that create a welcoming first impression while maintaining privacy. Additional glazed windows to either side, together with an internal window overlooking the living room bay, allow natural light to flood the space. The attractive brick construction adds character and durability before a wooden entrance door leads into the main home.

Hallway

The welcoming central hallway provides access to all principal ground-floor rooms and the staircase leading to the first floor. Finished with attractive wood-effect laminate flooring, the space benefits from a radiator, ceiling lighting, and a useful understairs storage area, offering both practicality and functionality.

Lounge

A bright and inviting principal reception room, the living room is accessed through a timber door with glazed side panels. A large feature window draws in an abundance of natural daylight, creating a warm and comfortable atmosphere. The room centres around an electric fireplace, providing an attractive focal point, while a radiator and ceiling light complete the space.

Reception

Beyond the living room lies a versatile secondary reception area, serving as the heart of the home and providing access to the kitchen, dining room, and ground-floor WC. A generous window allows light to flow effortlessly through the property, while multiple built-in storage cupboards offer excellent practicality. The room is further enhanced by a radiator and ceiling lighting.

Kitchen

The well-appointed kitchen is fitted with a range of light-coloured wall and base units complemented by elegant grey granite work surfaces. Integrated appliances include a built-in electric oven and a stylish black glass five-burner gas hob, as well as a sink unit and decorative wall tiling. Two uPVC doors with glazed inserts provide convenient access to both the front and rear gardens.





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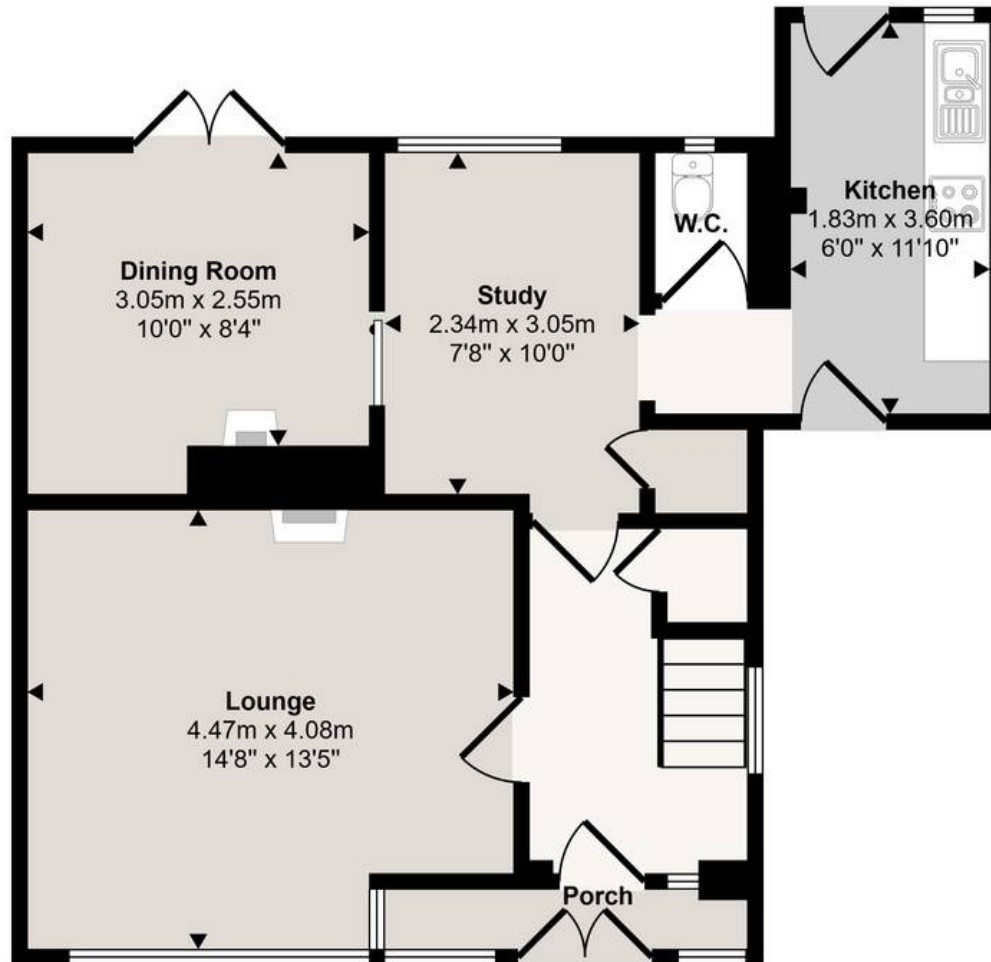
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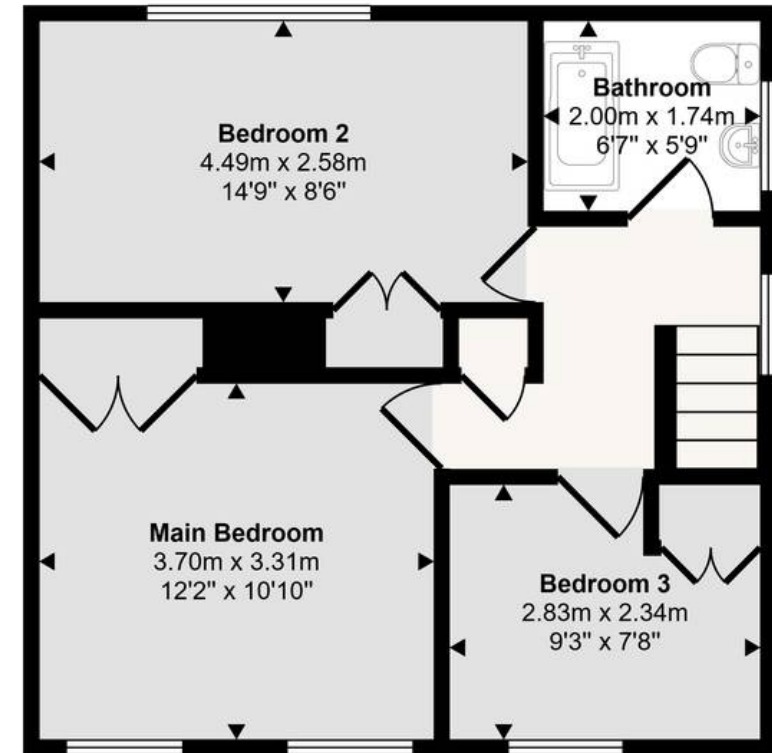


Approx Gross Internal Area
100 sq m / 1079 sq ft



Ground Floor

Approx 56 sq m / 603 sq ft



First Floor

Approx 44 sq m / 475 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

The impressive rear garden represents a particular highlight of the property, offering exceptional outdoor space with significant potential for further enhancement. Immediately outside the property is a paved patio area and raised concrete terrace, ideal for seating and entertaining. A pathway extends through the length of the garden, bordered by established lawns, flowering plants, shrubs, and mature planting that create colour and interest throughout the seasons. At the far end of the garden are two useful storage sheds, providing excellent space for gardening equipment, outdoor furniture, and general storage. The substantial plot offers a wonderful opportunity for families, keen gardeners, or those seeking to create a bespoke outdoor retreat.

DRIVEWAY

1 Parking Space

