

63 Conybeare Road,
Victoria Park, Cardiff
CF5 1GB

£395,000
House - Terraced
3 Bedrooms

Tenure - Freehold

Floor Area - 902.00 sq ft

Current EPC Rating - C70

Potential EPC Rating - B89

This charming three-bedroom, end-terrace cottage boasts a traditional stone front and is in impeccable condition, just a stone's throw from Thompson Park. The property has been thoughtfully modernised, blending period character with classic design elements. Inside, you'll find two inviting reception rooms, a cottage-style kitchen, three bedrooms, a modern bathroom, and a private courtyard garden that enjoys sunlight all day.

Nestled on a peaceful residential street in the highly desirable Victoria Park area, the home is conveniently close to Thompson Park and Victoria Park. The vibrant cafes, bars, restaurants, and boutique shops of Pontcanna and Llandaff, are all within easy walking distance. Additionally, the scenic parklands of Llandaff and Pontcanna Fields, along with access to the Taff Trail, are also just a short stroll away. The property is well-connected, offering excellent road links and easy access to the city centre.

HALLWAY

Enter through a timber-framed door into a hallway featuring pinewood strip flooring. Stairs lead to the first floor, with coving to the ceiling.

LOUNGE

3.01m x 4.18m (9'10" x 13'8")

This bright lounge is highlighted by UPVC double-glazed windows on the front and side, adorned with decorative lead-lined diamond patterns. The room features pine strip flooring and a charming coal-effect open fire with a patterned cast iron surround and tiled hearth. Additional features include a double radiator, ceiling coving, and a cupboard in the alcove housing smart meters for both electric and gas.

DINING ROOM

3.06m x 4.18m (10'0" x 13'8")

The dining room boasts pine strip flooring, coving to the ceiling, and a UPVC double-glazed window to the side, also showcasing a decorative lead-lined diamond pattern. Storage is plentiful with an under-stair cupboard and an additional alcove cupboard. A cast iron fireplace with a timber surround and tiled hearth adds character to the room, which is also equipped with a double radiator.

KITCHEN

3.02m x 3.78m (9'10" x 12'4")

The kitchen is well-appointed with fitted wall and floor units featuring oak shaker doors, providing ample work surface area. It includes a tiled splashback, an inset gas hob with an extractor hood, and a fitted electric oven. A stainless steel sink with a chrome mixer tap sits beneath a UPVC double-glazed window, which has a decorative lead-lined diamond pattern. The room is finished with a timber-framed door leading to the side garden, Amtico tiled flooring, and a double radiator.

LANDING

The landing offers loft access with a pull-down ladder to a partially boarded loft space. There is a storage cupboard, and split-level steps lead to the third bedroom and bathroom. A double radiator provides warmth.

BEDROOM ONE

3.11m x 4.18m (10'2" x 13'8")

This spacious bedroom features UPVC double-glazed windows on the front and side, both with decorative lead-lined diamond patterns. The room includes coving to the ceiling and a double radiator.

BEDROOM TWO

4.09m x 2.88m (13'5" x 9'5")

The second bedroom is also bright and airy, with UPVC double-glazed windows on the front and side, and decorative lead-lined diamond patterns. It includes coving to the ceiling and a double radiator.

BEDROOM THREE

3.06m x 2.08m (10'0" x 6'9")

The third bedroom includes UPVC double-glazed windows on the front and side with the same decorative lead-lined diamond patterns, coving to the ceiling, and a storage cupboard housing the combi boiler. A double radiator ensures comfort.

BATHROOM

The bathroom features a white suite, including a vanity wash basin with chrome mixer taps, a low-level WC, and a spacious double shower tray with a chrome mixer shower and glass screen. A chrome heated towel rail, fully tiled walls, Amtico flooring, and an obscure UPVC double-glazed window to the rear complete the space.

OUTSIDE

Front Garden

The front garden is inviting with a flagstone path leading to the entrance, decorative stones, timber panel fencing on both the front and side, a raised flower bed and well-maintained hedges to front.

Rear Garden

The rear garden offers a courtyard-style space with a surrounding wall, decorative stones, and a timber panel shed.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

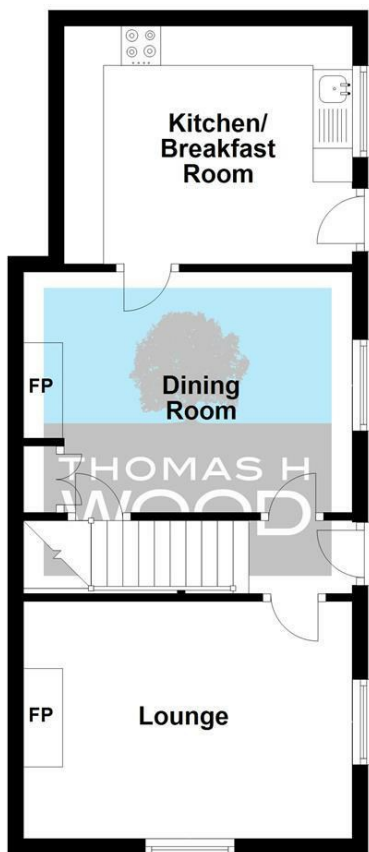
Band E





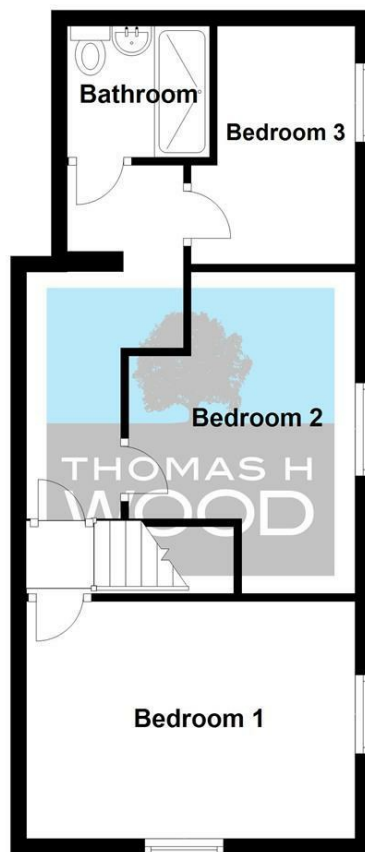
Ground Floor

Approx. 450.8 sq. feet

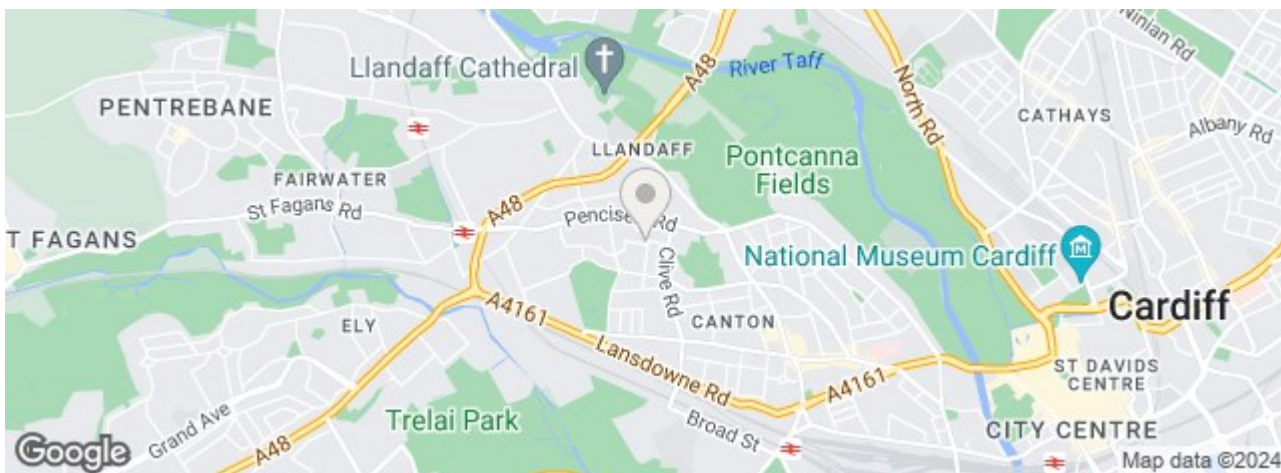


First Floor

Approx. 451.3 sq. feet



Total area: approx. 902.0 sq. feet



CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	