

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



VICTORIA ROAD



ENTRANCE HALL

Own entrance with bespoke door, porcelain tiled flooring, window to rear.

UTILITY CLOSET

plumbed for washing machine with space for tumble drier, porcelain floor, window to side.

LIVING ROOM & KITCHEN

7.09m max x 6.78m max (23'3" max x 22'3" max)
Contemporary open plan living - porcelain tiled flooring, living area with bi-fold doors leading into the garden with 2 windows to side, TV point, telephone point, kitchen refitted with extensive range of contemporary wall and base units with solid granite worktop and inset under mounted sink with waste disposal and mixer tap, includes large island unit with breakfast bar and inset induction hob with cooker hood over plus 2 built in wine chillers, further integrated appliances include larder fridge, freezer, dishwasher plus 2 'hide & slide' ovens, microwave plus warming tray, concealed combination boiler, roof light.

BEDROOM 1

6.40m into bay x 4.45m max (21' into bay x 14'7" max)
Stunning master bedroom - unique paneled walls and feature ceiling, imposing period fireplace, 2 windows to side plus 2 windows to rear, TV point, walk in closet with 2 side windows.

BEDROOM 2

4.93m into bay x 4.22m max (16'2" into bay x 13'10" max)
Large double bedroom, exposed original wood block flooring, window to side.

EN SUITE SHOWER ROOM

Contemporary white suite comprising triple enclosure, floating wash hand basin and close coupled wc, tiled surround & floor, window to side, heated chrome towel rail, extractor fan.

BATHROOM

Spectacularly refitted with a contemporary suite comprising freestanding bath, vanity wash hand basin - 4 drawers, close coupled wc plus triple shower area with glass screen, tiled floor with lighting, reproduction radiator/towel rail, window to side, extractor fan.

GARDEN

Private long drive with stone chippings leading to the garden and garage. Landscaped and beautifully maintained wrap-around garden, boundary wall with established shrub borders & display, side lawn with large raised paved terrace, outside lighting, exterior double power socket, outside tap, brick potting shed.

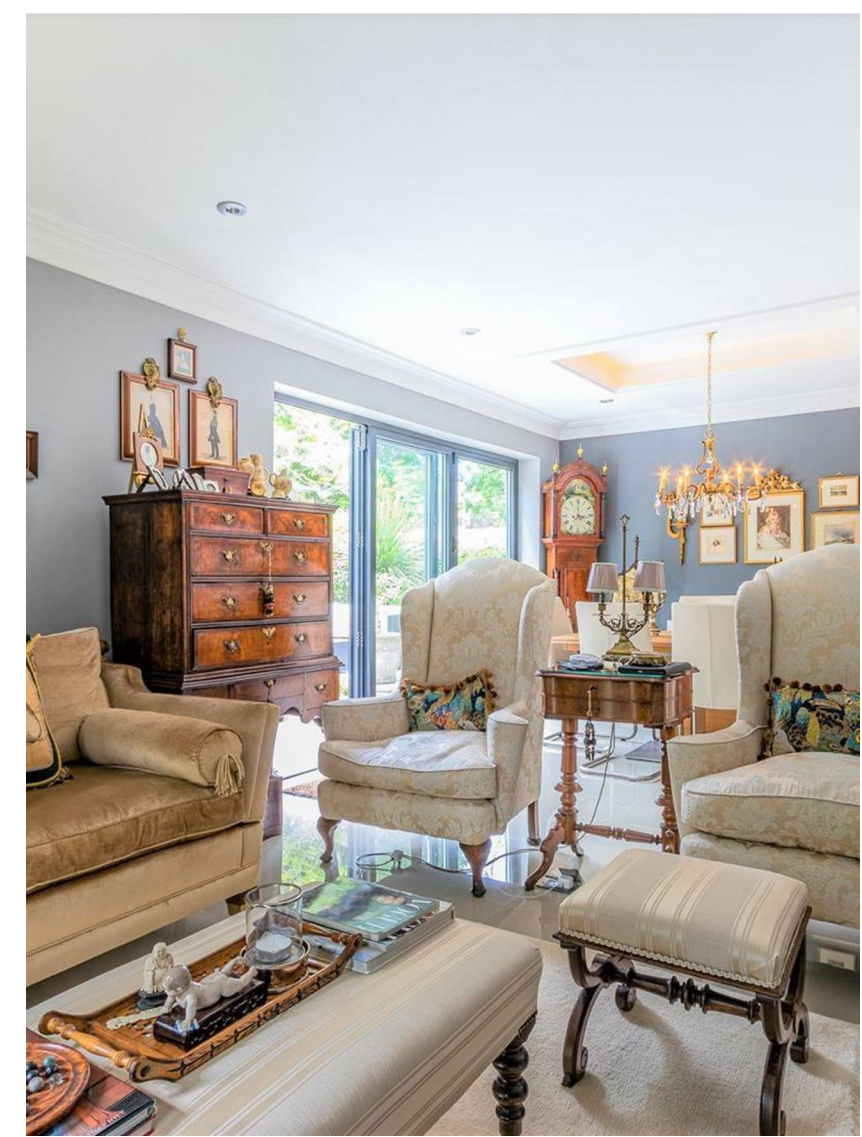
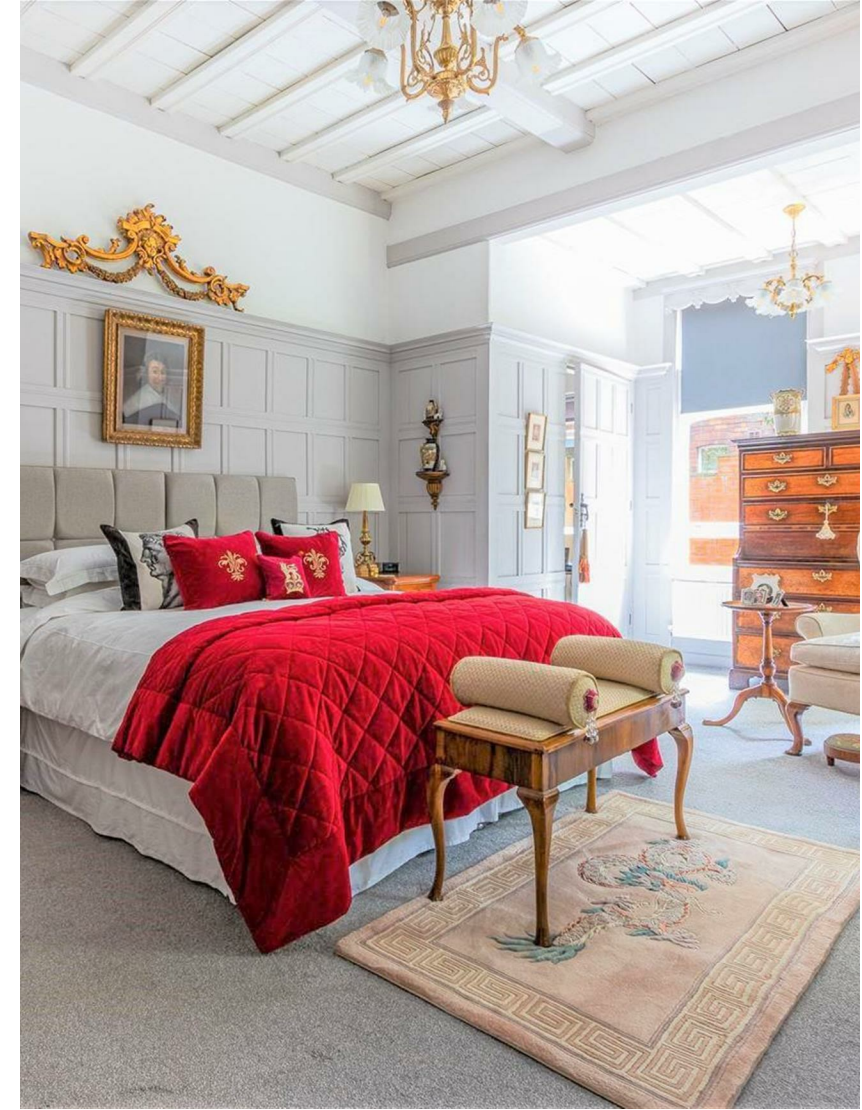
GARAGE

4.19m x 3.58m (13'9" x 11'9")
Brick built, light & power, remote control electric door, storage within the roof.

INFORMATION

The owners currently own the freehold to the building with a Management Company formed. With 999 years from 18-12-2019 therefore with 995 years remaining. Currently there is a £150 per month service charge and Buildings Insurance payable of £300 per annum.




Council Band F - £2,707.18





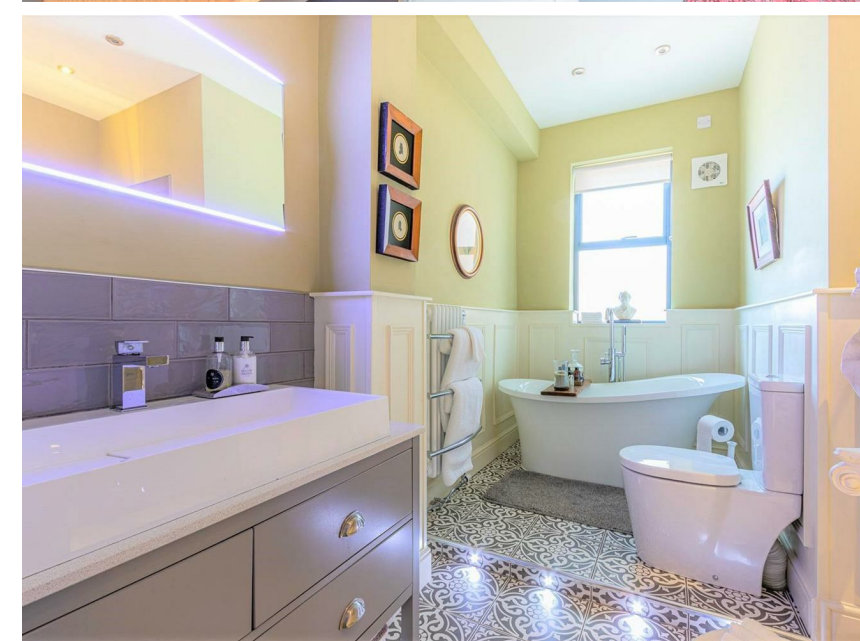
VICTORIA ROAD

, CF64 3HY - £635,000

 2 Bedroom(s)  2 Bathroom(s)  1208.00 sq ft

Stunning apartment situated at the rear of this imposing Edwardian detached house. Located on the ground floor and extensively renovated throughout and beautifully presented. With an eclectic mix of contemporary and traditional features. Boasting over 1,200 square footage of living space. Benefitting from the long drive to a generous garage - electric door plus a landscaped wrap-around garden with lawn and terrace and private entrance. Briefly comprising entrance hall, utility closet, contemporary living room with a dining area plus open plan to a stunning kitchen - fully integrated with granite worktop including large island unit, 2 impressively large bedrooms - en-suite shower room to one plus a spectacular bathroom - contemporary white suite. Complimented with double glazing including bi-fold doors and gas central heating. Freehold owned by the owners with a management company formed and a 999 year lease from 2019. Viewing highly recommended. The owners currently own the freehold to the building with a Management Company formed. With 999 years from 18-12-2019 therefore with 995 years remaining. Currently there is a £150 per month service charge and Buildings Insurance payable of £300 per annum.

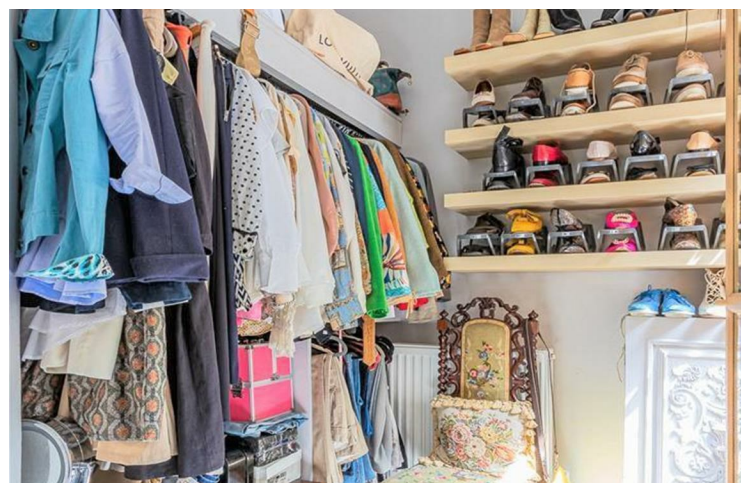
Victoria Road has recently been named by The Telegraph as one of the best streets to live on, in the UK



PROPERTY SPECIALIST

Mr Paul Davies
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Negotiator

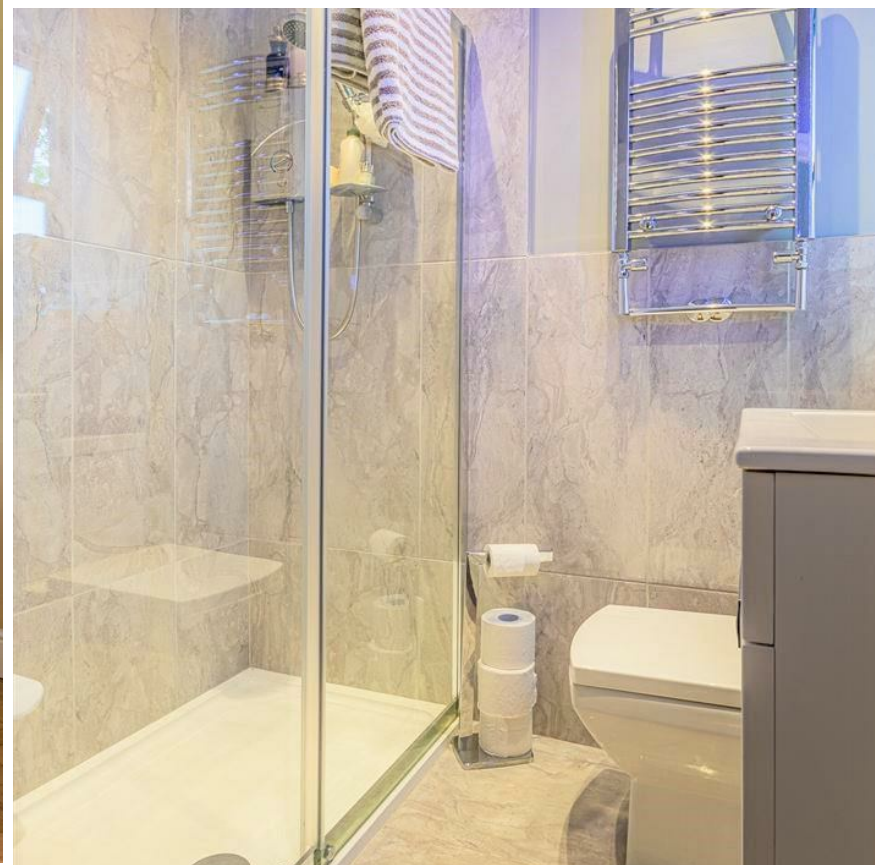




Victoria Road, Penarth



Total area: approx. 112.3 sq. metres (1208.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76
England & Wales	EU Directive 2002/91/EC	