



VICTORIA AVENUE





# VICTORIA AVENUE

, CF64 3EN - £900,000



7 bedroom(s)



2 bathroom(s)



2451.00 SQ FT

Jeffrey Ross are pleased to present this elegant Victorian double fronted semi detached house. Well placed for proximity to the town center and train station. Beautifully presented with spacious and versatile accommodation over 3 floors. Although modernised, the property still retains many period features throughout including fireplaces, covings and original pine panel interior doors. Briefly comprising an entrance vestibule open to a welcoming entrance hall with its magnificent curved staircase leading to the upper floors, drawing room plus large dining room, fitted kitchen with dining and large utility room plus ground floor spacious cloakroom. To the first & second floors there are 6/7 double bedrooms with a bathroom including roll top bath plus modern shower room. Complimented with upvc double glazing and gas central heating. To the front there is a block paved drive allowing off road parking for 3 cars plus an enclosed and landscaped rear private garden including circular lawn with outbuildings including a 15' garden shed with power. Viewing highly recommended.

## PROPERTY SPECIALIST

Mr Paul Davies

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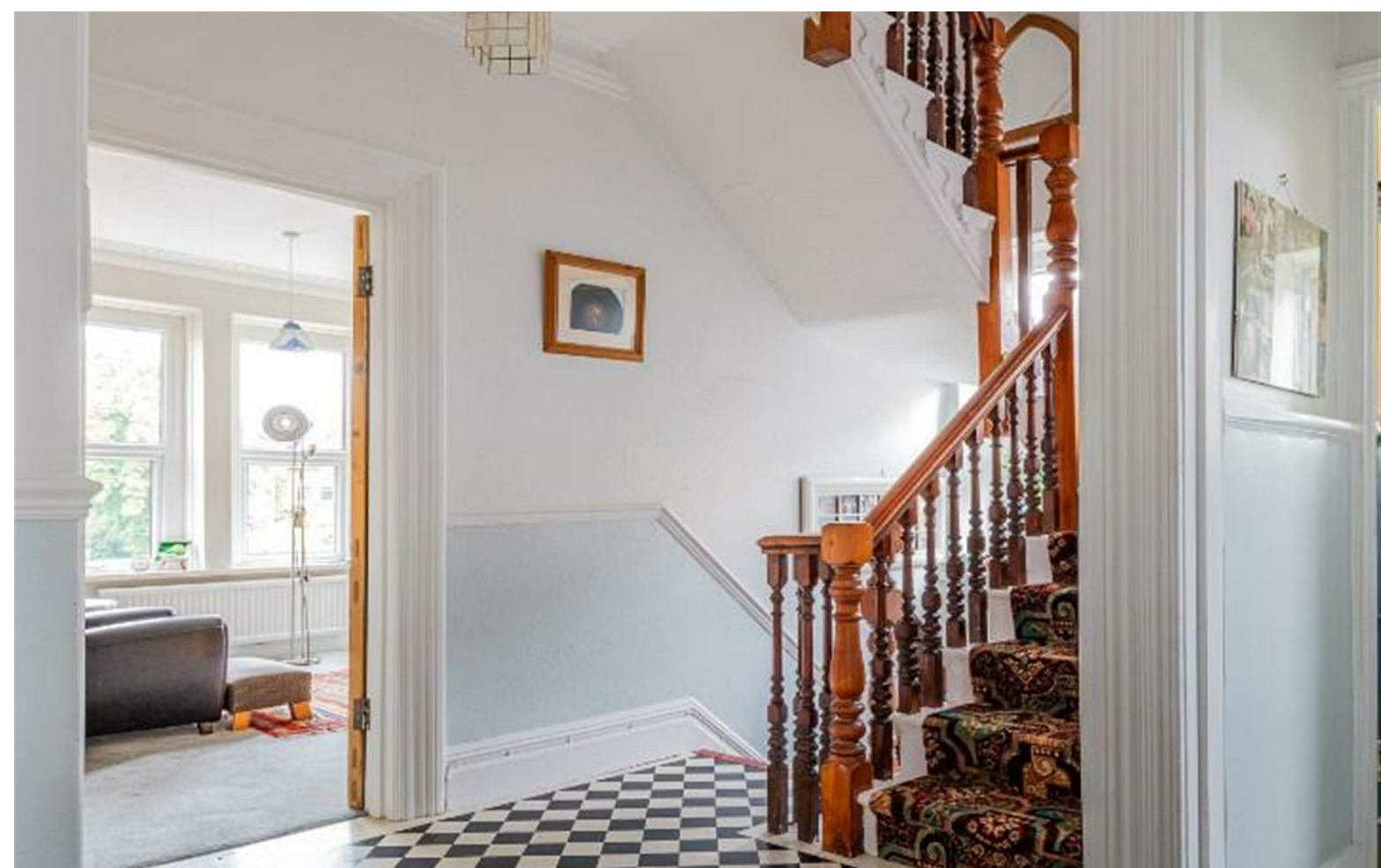
Negotiator













#### **EDUCATION**

the property is within catchment for the hugely popular victoria primary school and stanwell secondary schools. also nearby is the highly regarded westbourne private school for ages 5-18. for welsh speakers there is ysgol pen y garth with feeder to bro morgannwg secondary school.

#### **ENTRANCE VESTIBULE**

enter via an arched door with side and rear windows.

#### **HALL**

exposed wooden floor plus magnificent curved staircase ascending to the first floor.

#### **DRAWING ROOM**

**4.78m into bay x 3.94m max (15'8" into bay x 12'11" max)**

deep bay window to front, wood flooring, tv point.

#### **DINING ROOM**

**4.98m x 4.24m max (16'4" x 13'11" max)**

impressively spacious living room, beautiful victorian fire surround and grate, wooden floor, 2 windows to front.

#### **KITCHEN DINER**

**4.09m max x 3.63m (13'5" max x 11'11")**

fitted wall and base units with laminate worktop and inset one & half bowl stainless steel sink & drainer, belling double oven cooker with 5 gas burners & cooker hood, plumbed for dishwasher, space for fridge/freezer and room for large table & chairs, window to rear, 2 spacious built in pantry cupboards.

#### **UTILITY ROOM**

**3.91m x 2.01m (12'10" x 6'7")**

plumbed for washing machine with space for other white goods, window to side plus door to garden, wall mounted boiler.

#### **CLOAKROOM/WC**

close coupled wc and wash hand basin, window to side.

#### **FIRST FLOOR LANDING**

2 windows to side, spacious landing, stairs rise to the second floor.

#### **BEDROOM 1**

**4.83m x 4.22m max (15'10" x 13'10" max)**

large master double bedroom, window to front, period fireplace.

#### **BEDROOM 2**

**3.96m max x 3.63m (13' max x 11'11")**

double bedroom, original period fireplace, 2 windows to front & side window, used as a sitting room currently.

#### **BEDROOM 3**

**4.09m x 3.35m max (13'5" x 11' max)**

double bedroom, window to rear, wash hand basin, double airing cupboard - hot water tank.

#### **BATHROOM**

period cast iron roll top bath on clawed feet with shower attachment and pedestal wash hand basin, window to rear, heated towel rail/radiator.

#### **SHOWER ROOM**

modern double shower cubicle with pedestal wash hand basin, window to rear.

#### **WC**

close coupled wc, window to side.

#### **SECOND FLOOR LANDING**

access to the remaining bedrooms.

#### **BEDROOM 4**

**4.32m max x 3.99m into bay (14'2" max x 13'1" into bay)**

double bedroom, window to front, period grate.

#### **BEDROOM 5**

**3.86m x 3.56m (12'8" x 11'8")**

window to front, double bedroom.

#### **BEDROOM 6**

**3.61m x 2.97m (11'10" x 9'9")**

velux roof window, double bedroom, storage in the eaves.

#### **BEDROOM 7**

**3.99m max x 3.20m (13'1" max x 10'6")**

access from bedroom 6, large double bedroom, window to rear.

#### **GARDEN**

front garden with block pave drive allowing off road parking for numerous vehicles plus side lawn and established shrub borders including stunning monkey puzzle tree. landscaped and south westerly facing walled rear garden - boundary wall and side gate, central circular neat lawn with block paved border & patio, attached brick outbuildings - power to the one plus 15' timber shed with power.

#### **INFORMATION**

we believe the property is freehold. there is a council banding of band g - £3,338.40 (2024-2025)









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This beautifully presented house provides for an exceptional family home. Well placed for the town center, train station and Schools. Brimming with period features throughout. There is ample off road parking with a well tended South Westerly facing rear garden - perfect to catch the sun. From the moment you enter, you feel at home.

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Comments by - Mr Paul Davies







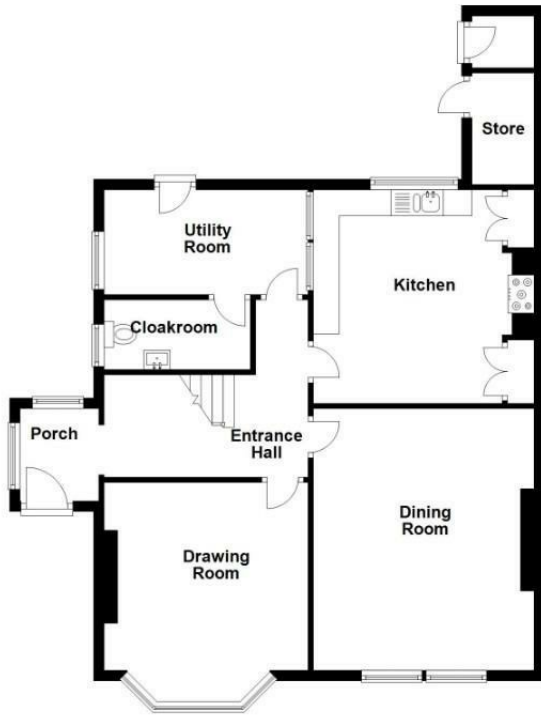
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Ground Floor

Approx. 83.2 sq. metres (896.0 sq. feet)



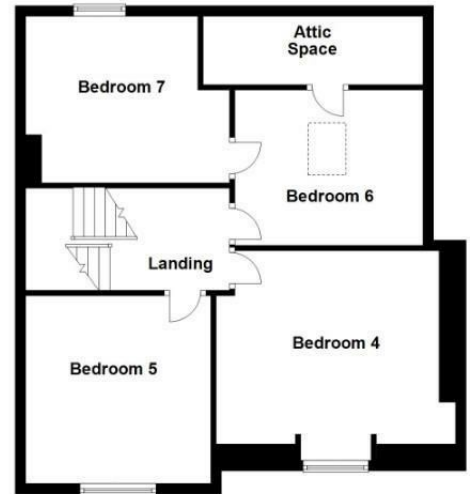
### First Floor

Approx. 75.5 sq. metres (812.7 sq. feet)



### Second Floor

Approx. 69.0 sq. metres (742.4 sq. feet)



Total area: approx. 227.7 sq. metres (2451.0 sq. feet)



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