



**Cowbridge Road East, Cardiff CF5 1BA**

**welcome to**

**Cowbridge Road East, Cardiff**

We are delighted to be offering for sale this double bay fronted three-bedroom property, situated in a sought-after area with easy access to Victoria Park, Canton high street and links to the city centre. To fully appreciate what is on offer an early internal inspection comes highly recommended.





We are delighted to be offering for sale this double bay fronted three-bedroom property, situated in a sought-after area with easy access to Canton high street and links to the city centre, offering an abundance of local amenities, Cafe's and eateries, and walking distance to the popular Victoria Park.

The property has been tastefully modernised however still retaining its character. The property briefly comprises of; entrance hallway, bay fronted lounge, good size sitting room, extended kitchen area with breakfast bar and utility space. The first floor offers three well-proportioned bedrooms, and a generous bathroom suite and a seperate w.c. The property further boasts of a courtyard garden to the rear. To fully appreciate what is on offer an early internal inspection comes highly recommended. No onward chain

### **Hallway**

### **Reception Room**

25' 6" x 12' 4" ( 7.77m x 3.76m )

### **Kitchen**

22' 8" max x 16' 6" max ( 6.91m max x 5.03m max )

### **Landing**

### **Bathroom**

### **W.C**

### **Bedroom 1**

16' 1" max x 13' 2" max ( 4.90m max x 4.01m max )

### **Bedroom 2**

10' 2" max x 10' 8" ( 3.10m max x 3.25m )

### **Bedroom 3**

7' 3" x 11' 2" ( 2.21m x 3.40m )



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welcome to

## Cowbridge Road East, Cardiff

- Spacious Extended Kitchen
- Three Bedroom
- Double Bay Fronted
- Spacious Bathroom
- Close to Parks

Tenure: Freehold EPC Rating: D

offers over

**£330,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CTN109157 - 0005

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