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SALES & LETTINGS



Victoria Avenue Victoria Park
Cardiff CF5 1ET

Asking Price £375,000
Freehold

Victoria Avenue, Victoria Park Cardiff, CF5 1ET

Overview

- Mid-Terrace Family House
- Popular Location
- No Onward Chain
- Two Reception Rooms
- Extended Kitchen
- Three Bedrooms
- Four Piece Bathroom
- Modernisation Required Throughout
- Freehold

MR Homes have been instructed for clients looking to sell this mid terrace family house located on Victoria Avenue, in the heart of the ever popular Victoria Park, Cardiff CF5.

The property has been owned by the same family since 1975 and requires modernisation throughout to return it to its former glory. With Pontcanna and Canton being within easy walking distance from the property, there are a range of local amenities shops and eateries to enjoy, ideal for popular schools and within catchment areas, and situated perfectly for road and transport links.

The accommodation consists of an entrance porch and hallway, sitting room, dining room, extended kitchen, three bedrooms and a four piece suite bathroom. Externally to the front is an enclosed front garden and another to the rear with access to a private garage. A buyer with imagination will see the value in transforming this wonderful family home and MR Homes strongly advise securing your viewing as soon as possible. A great house full of charm and warmth! Don't miss out

EPC Rating = Awaiting Inspection. Council Tax Band = E.

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MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway

4' 7" x 15' 5" (1.39m x 4.69m)

From the porch you gain access to the main residence via the wonderful original wood carved doors with glass panels, stairs with fitted carpet lead to the first floor with storage under, wall mounted radiator, matching fitted carpet to hallway, doors to

Sitting Room

11' 5" x 11' 11" (3.48m x 3.64m)

Double glazed picture window to front, cornice to ceiling, centre rose, feature fireplace with stone hearth and surround, wall mounted radiator, fitted carpet, power points, sliding doors into

Dining Room

12' 8" x 11' 4" (3.86m x 3.46m)

Double glazed sliding doors lead into the garden with further door into the hallway, original gas fireplace with wooden surround, wall mounted radiator, fitted carpet, power points

Kitchen

16' 7" x 4' 6" (5.05m x 1.38m)

The extended kitchen benefits from double glazed windows to side and rear, with door into the garden. With a range of wall mounted and floor base units and drawers, roll top work surfaces, inset stainless steel sink, mixer tap and drainer, tiled splash backs. Space for appliances, wall mounted radiator, tiled flooring, power points

Bedroom One

10' 7" x 14' 6" (3.22m x 4.42m)

Double glazed picture window to front. A range of built in wardrobes, drawers and dressing table, wall mounted radiator, fitted carpet, power points

Bedroom Two

10' 4" x 10' 7" (3.14m x 3.22m)

Double glazed window to rear. A range of built in wardrobes and cupboards with one section housing the emersion water system, wall mounted radiator, fitted carpet, power points

Bedroom Three

5' 7" x 11' 5" (1.69m x 3.49m)

Double glazed window to front, wall mounted radiator, fitted carpet, power points

Family Bathroom

4' 10" x 7' 3" (1.48m x 2.21m)

Obscured double glazed window to rear. A suite to include a panel enclosed bath with taps, vanity hand wash basin with storage under, low level flush WC, separate shower cubicle with wall mounted electric shower and attachment, wall mounted radiator, fully tiled

Rear Garden

13' 7" x 26' 10" (4.15m x 8.18m)

The enclosed rear garden has a large patio which leads to flower beds with shrubs and plants and path to garage

Garage

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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