



Cadvan Road, Cardiff

offers over £230,000

- Versatile two reception rooms
- Well-sized practical kitchen
- Near public transport links
- large Outbuilding
- EPC Rating: D




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About the property

Presenting this neutrally decorated, semi-detached house, an excellent opportunity now available for sale and perfectly suited to first time buyers, investors, and families alike. Located within a vibrant area, this inviting three-bedroom property offers convenient proximity to public transport links, well-regarded local schools, and a wide range of amenities to support everyday requirements. Additionally, the surrounding green spaces and nearby parks provide plentiful options for outdoor activities and relaxation. Upon entering, you are welcomed by two spacious and versatile reception rooms, ideal for both comfortable family living and entertaining guests. These flexible spaces ensure ample opportunity to create bespoke areas suited to working from home, formal dining, or a cosy lounge retreat. The property also benefits from a practical and well-sized kitchen, offering abundant potential for culinary enthusiasts or for creating a sociable family hub.

There are three well-proportioned bedrooms, each providing a bright and peaceful retreat for every member of the family. A modern bathroom serves the household maintaining a neat and functional space.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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Accommodation

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Lounge

15' 6" Max x 13' 6" Max (4.72m Max x 4.11m Max)

Reception Room

17' 9" x 12' 8" Max (5.41m x 3.86m Max)

Kitchen

15' 4" x 10' 2" (4.67m x 3.10m)

Bedroom One

13' 1" Max x 10' 3" (3.99m Max x 3.12m)

Bedroom Two

11' 11" Max x 11' (3.63m Max x 3.35m)

Bedroom Three

8' 3" x 7' 6" (2.51m x 2.29m)