



Birchfield Crescent

| Victoria Park | Cardiff | CF5 1AE

BIRCHFIELD CRESCENT

Guide Price £399,950



Rarely available! No Chain! A delightful double bay fronted detached bungalow placed within a stone's throw to Victoria Park. This spacious bungalow briefly comprises: Entrance Hall, Lounge, Conservatory, Three Bedrooms, Kitchen/Breakfast Room and Bathroom. There is a generous driveway and single garage. The bungalow offers mature stocked gardens and further benefits from double glazing and gas central heating. Victoria Park and Canton are regarded as popular areas to live thanks to the direct public transport links to Cardiff city centre and the ample selection of shops and eateries. Call Hern & Crabtree for internal viewings.

Entrance

Entered via double glazed door to front aspect. Storm porch.

Hallway

Plate rail. Radiator. Laminate flooring. Door leading off to:

Lounge

11'4" max x 15'06" max into bay

Upvc double glazed bay window to the front aspect. Radiator. Electric fire with fire place surround. Picture rail. Coved ceiling. Door through to conservatory. Sensor for security light.

Conservatory

Wood glazed windows. Vinyl flooring. Power points. Door leading out to the rear garden.

Bedroom One

13'0" max x 9'6" to wardrobe
Upvc double glazed bay window to the front aspect. Series of fitted wardrobes with mirrored doors. Radiator. Picture rail. Spot lights.

Bathroom

12'09" x 5'9"

Two double glazed obscure windows to the rear. Bath with shower plumbed over. Bidet. Wash hand basin and low level w/c. Fully tiled. Tiled flooring. Enclosed Worcester combination boiler. Built in storage cupboards. Underfloor heating.

Kitchen/Breakfast Room

10'7" max x 14'2" max
Double glazed obscure pvc window to the rear. Kitchen fitted with wall and base units with wood work surfaces over. Integrated oven and electric glass hob. Twin sink. Space and plumbing for dish washer and washing machine. Space for fridge freezer. Part tiled floor and part carpet. Plate rail. Coved ceiling. Radiator. Tiled splash backs. Loft access hatch.

Bedroom Two

8'1" x 10'5"
Double glazed obscure window to the side. Radiator. Built in wardrobes.

Bedroom Three/Sitting Room

11'9" max x 10'4" max
Sky light window. Fitted wardrobes. Radiator.

OUTSIDE

Rear

Accessed via the conservatory. Storage shed to side with light.. Mature shrubs, trees and flower borders. Lawn. Pathway. Sitting area. BBQ Pitt. Glass green house with black hamburg grape vine. Door leading out to the front driveway.

Front

Driveway to the front with off street parking. Mixture of fruit trees, apple, pear, plum, kiwi fruit, redcurrant and raspberries.

Garage

Single Garage.

Tenure and Additional Information

We have been advised by the seller that the property is freehold.



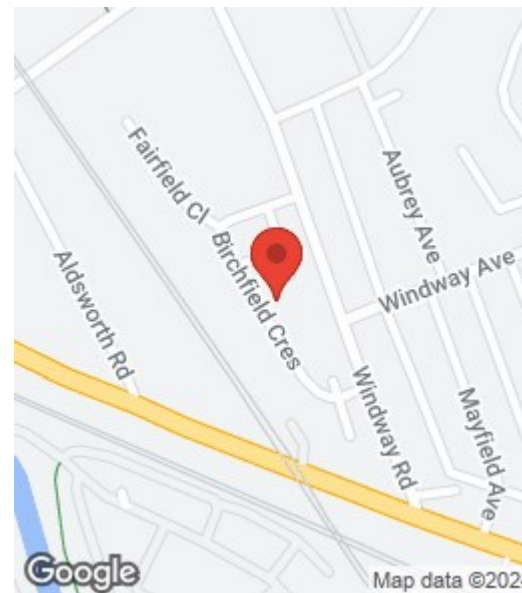
Call Hern & Crabtree to arrange a viewing on **02920 555 198**

<https://www.hern-crabtree.co.uk>



TOTAL APPROX. FLOOR AREA 971 SQ.FT. (90.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.