



# Birchfield Crescent

| Victoria Park | Cardiff | CF5 1AE



# BIRCHFIELD CRESCENT

Guide Price £325,000



No Chain! A traditional three bedroom bay fronted mid-terraced house located on this popular crescent within walking distance to Victoria Park.

Very much a blank canvas but offering excellent potential throughout, the accommodation briefly comprises: Entrance Hall, Lounge, Sitting Room leading into a Conservatory, fitted Kitchen and cloakroom to the ground floor. To the first floor are Three Bedrooms and a Shower Room. The property further benefits from a lovely size rear garden with rear lane access.

Birchfield Crescent can be found just off Windway Road and is placed between the desirable Victoria Park end of Canton and Llandaff's Insole Shops. It is a perfect spot for commuters via bus and rail links to Cardiff central especially as it is placed just under 3 miles away. Within easy walking distance is a good selection of boutique eateries and coffee shops along with local amenities to hand.

## Entrance Hall

Entered via a stained glass wooden door with window over, stairs to the first floor, radiator, picture and dado rail.

## Lounge

13'6 max x 12'4 max

Double glazed bay window to the front, gas fireplace, radiator.

## Kitchen

17' max x 6'6

Double glazed window to the side, wall and base units with worktop over, a four ring gas hob with cooker hood above and integrated oven, one and a half bowl sink and drainer, plumbing for a washing machine, space for further appliances, radiator, door to downstairs cloakroom and doorway to conservatory.

## Dining Room

11'3 x 11'5

Gas fireplace, radiator, wood flooring.

## Conservatory

10' x 10'9

With pvc roof, double-glazed French doors leading out to the garden, radiator, wood flooring.

## Cloakroom

Double obscure glazed window to the rear, fitted with w.c and wash hand basin, aqua board, radiator.

## First Floor Landing

Stairs rise up from the hall with wooden handrail and spindles, dado rail, access to loft space.

## Bedroom One

14'3 max x 11'6 max

Double-glazed bay window to the front, radiator.

## Bedroom Two

11'6 x 11'

Double glazed window to the rear, radiator fitted wardrobe, Worcester gas combination boiler concealed in wardrobe.

## Bedroom Three

6'7 max x 8'6 max

Double glazed window to the front, radiator, fitted wardrobes.

## Shower Room

5'10 x 5'8

Double obscure glazed window to the rear, shower, w.c and wash hand basin, aqua boarding, heated towel rail, mirrored vanity cupboard, vinyl flooring.

## Rear Garden

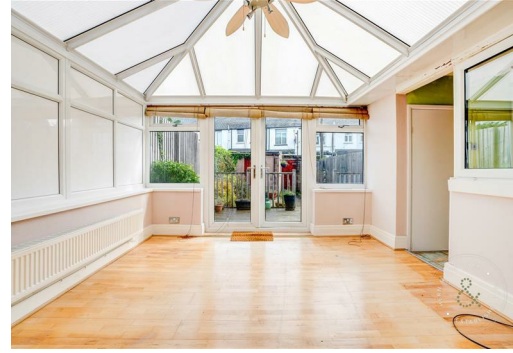
Garden with patio, decking, purpose built storage, pedestrian door to the rear lane.

## Front

With low rise brick wall and wrought iron railing with pedestrian gate.

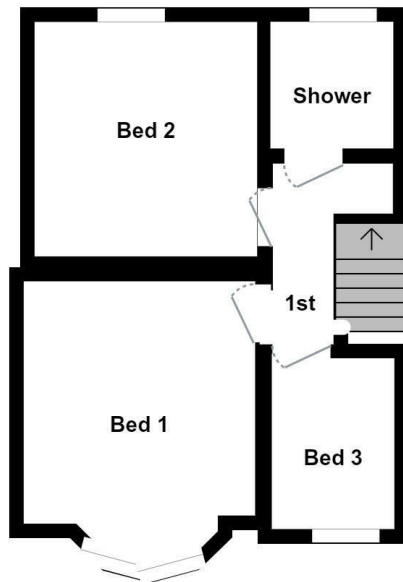
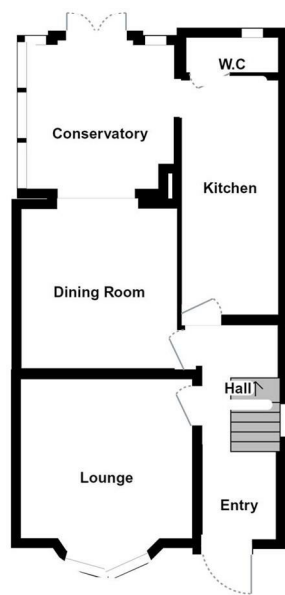
## Tenure

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



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.