



£575,000 Freehold

Victoria Park Road East | Cardiff | CF5 1EG

Hern & Crabtree

Rarely available. An extended and generous size four bedroom double bay fronted mid-terrace house with beautiful uninterrupted views over the ever so popular Victoria Park. This handsome property was originally built in the 1900's and has plenty of charm and character with modern open plan living.

The extended, light and spacious accommodation briefly comprises: Entrance Hall with Period Tiled Flooring, Cloakroom, Lounge and an Open Plan Kitchen/Diner/Sitting Room with Doors out onto the Rear Garden to the ground floor. To the first floor are Three Bedrooms, a family Bathroom and stairs leading to the second floor where the master bedroom and en-suite can be found. The property further benefits from a low maintenance rear garden.

Victoria Park Road East is located adjacent to Victoria Park and is close to a variety of shops, cafés and restaurants along with reputable schools and easy access to Cardiff city centre. There are very good public transport links to and from Cardiff City Centre. Internal viewings are an absolute must!



Entrance

Entered via a storm porch with tiled sidings, hallway entered via a double glazed stained glass front door, tiled floor, stairs to the first floor, coved ceiling.

Cloakroom

Fitted with w.c and wash hand basin, extractor fan, shelving, radiator, tiled floor.

Living Room 14'11 max x 12'5 max into alcove

Double glazed bay window to the front, radiator, coved ceiling and ceiling rose, shelving to alcoves.

Open Plan Kitchen/Diner/Sitting Room 23'7 max x 18'6 max

The sitting room area has wood parquet flooring, radiator, shelving to alcove, door to utility cupboard with plumbing for a washing machine, space for a double stack tumble dryer, shelving.

The dining area has wood parquet flooring, double-glazed French doors which lead out to the rear garden, radiator, three skylight double-glazed windows.

Kitchen with double glazed window to the rear, offset to one side with a range of wall and base units with Quartz worktop over, a four-ring

Hotpoint ceramic hob with cooker hood above and integrated oven and microwave, one and a half bowl sink and drainer, plumbing for dishwasher, integrated fridge/freezer, central breakfast bar, luxury vinyl floor.

First Floor Landing

Stairs rise up from the hall, radiator, stairs rise up to the second floor.

Bedroom Two 14'11 max x 12'9 max

Double glazed bay window to the front, radiator, coved ceiling.

Bedroom Three 12'2 x 12'8 max

Double-glazed window to the rear, radiator, picture rail.

Bedroom Four 6'2 x 7'7

Double-glazed window to the front, small recess for shelving.

Bathroom 6'6 x 6'1

Double obscure glazed window to the rear, bath with electric shower over and glass screen, w.c and wash hand basin, vanity cupboard with mirrored cupboard over, heated towel rail, spotlights, part tiled walls, tiled floor.

Second Floor

Stairs rise up from the first floor landing with wooden handrail and spindles, double glazed skylight window, door to bedroom one.



Bedroom One 18'8 x 12'5 expanding to 14'6

Double glazed skylight window to the front, double glazed window to the rear, radiator, eaves storage, floor to ceiling height is 6'6 max

En Suite

Double obscure glazed window to the rear, double shower quadrant with plumbed shower, vanity wash hand basin and w.c, Worcester gas combination boiler concealed within a cupboard, heated towel rail, part tiled walls, tiled floor.

Rear Garden

Enclosed garden, patio, Astroturf lawn, shrubs and flower borders, and pedestrian gate to the rear lane.

Front

A forecourt front with a pedestrian gate.

Tenure

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



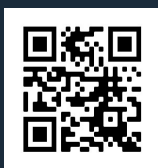
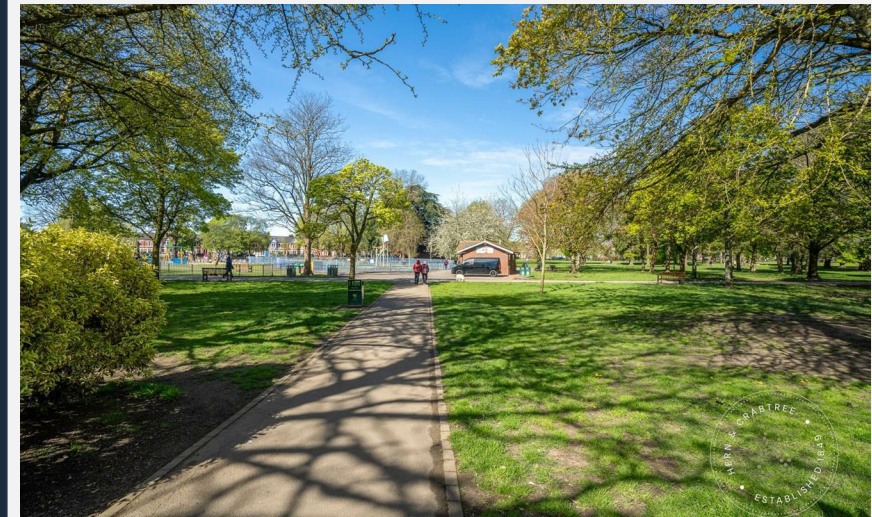
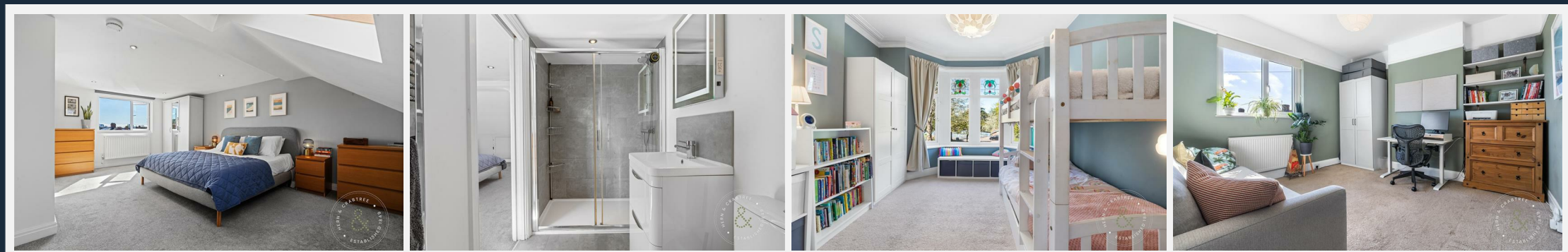


GROSS INTERNAL AREA
 FLOOR 1: 727 sq ft, 67.54 m², FLOOR 2: 520 sq ft, 48.28 m², FLOOR 3: 244 sq ft, 22.69 m²
 EXCLUDED AREAS; PORCH: 176 sq ft, 16.35 m², PATIO: 576 sq ft, 53.52 m²
 REDUCE HEADROOM: 86 sq ft, 7.96 m²
 TOTAL: 1491 sq ft, 138.51 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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