



Fairfield Avenue

| Victoria Park | Cardiff | CF5 1BR

Hern and Crabtree

FAIRFIELD AVENUE

Guide Price £380,000



SECOND FLOOR

Stairs rise up from the first-floor landing. Double glazed skylight window offering natural light. Door to bedroom one.

Bedroom One 17' x 10'1"

Double-glazed skylight window to the front. Double-glazed window to the rear. Radiator. Storage in the alcoves. Wood laminate flooring. Door to en-suite. flooring to ceiling height 6'5"

En-suite 6'3" x 4'8"

Obscure double-glazed window to the rear. Shower with glass bi-fold door. W/c and wash hand basin. Tiled walls and floor. Heated towel rail. Extractor fan. Shaver point and light.

OUTSIDE

Front

forecourt garden with brickwall and gate.

Rear

Part decked sitting area with pergola. A path leading to the rear with a pedestrian gate. Lawn area and mature shrubs and flower borders. Detached out building for storage. Outside power point and light.

Additional Information

We have been advised by the vendor that the property is Freehold. We have been advised by the seller that there is underfloor heating in the Kitchen/Diner. Council tax band is

A charming and stylish four bedroom mid-terrace house placed on this popular residential street a stone's throw away from the ever so popular Victoria Park. With an open plan kitchen/diner taking centre stage as well as four bedrooms, this would make the perfect family home.

Tastefully presented throughout, with a perfect blend of period features with a modern touch, the accommodation briefly comprises: Entrance Hall, Lounge and an L shaped Open Plan Kitchen/Diner with French Doors onto the Rear Garden to the ground floor. To the first floor are Three Bedrooms and a Family Bathroom. There are stairs leading up to a spacious Master Bedroom as well as an En-Suite, The property further benefits from enclosed rear garden and a detached outbuilding with rear lane access.

Fairfield Avenue is ever so popular thanks to being conveniently close to Victoria Park and within easy reach Canton's main hub of cafés, restaurants and shops. Cardiff city centre is just over 2 miles away. There are superb public transport links via bus and rail. Internal viewings are a must!

Entrance

Entered via double-glazed composite door to the front with window over and to the side.

Hallway

Coved ceiling. Radiator. Stone tiled flooring. Stripped wooden staircase to the first floor. Dado rail. Concealed meter cupboard. Small alcove for coats and shoes.

Living Room

14' max into bay x 11'3" max Double-glazed pvc sash bay window to the front. Coved ceiling. Picture rail. Radiator. Gas cast iron fireplace with hearth and wooden mantle piece.

Kitchen/Diner 11'7" x 17'2"

L-shaped kitchen diner. The Kitchen has double-glazed French doors to the rear garden. Double-glazed windows to the rear. Wall

and base units to one side with woodwork tops. Space for gas range cooker with tiled splashback and cooker hood over. Space and plumbing for washing machine and dishwasher. Belfast sink. Integrated fridge freezer. Stone tiled flooring. Radiator. Additional window to the side. Pantry cupboard housing Worcester combination boiler and radiator. (the measurements do not include the recess). Underfloor heating.

FIRST FLOOR

Stairs rise up from the entrance hall with handrails.

Landing

Bannister. Stairs to the second floor.

Bedroom Two

12' x 9'3" to wardrobe Double-glazed pvc sash windows to the front.

Floor-to-ceiling contemporary fitted wardrobes. Radiator. Stripped wooden flooring. Dado rail.

Bedroom Three 11'6" x 11'3" max

Double-glazed window to the rear. Stripped wooden flooring. Radiator.

Bedroom Four 5'5" x 7'5"

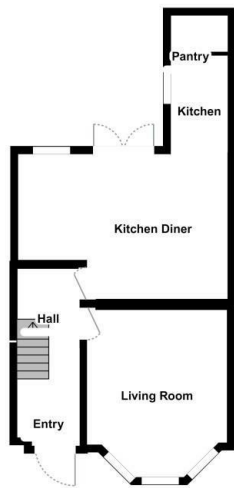
Double-glazed pvc sash windows to the front. Radiator. Stripped wooden flooring. Recess for storage/desk.

Bathroom 5'4" x 5'1"

Obscure double-glazed window to the rear. Bath with shower plumbed over and raindrop shower head. W/c and vanity wash hand basin. Radiator. Tiled walls. Vinyl flooring. Vanity cupboard. Radiator.

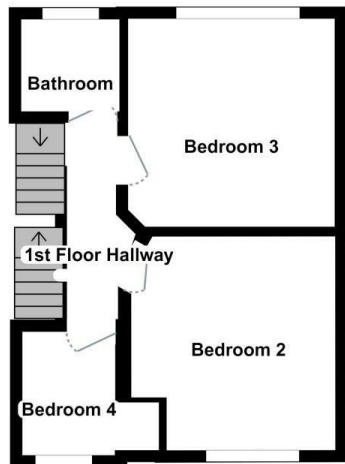


Call Hern & Crabtree to arrange a viewing on **02920 555 198**



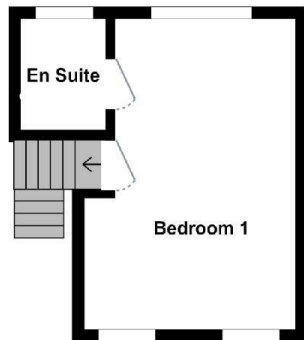
For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

1st Floor



For illustration purposes only. Not to scale.

2nd Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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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.