



Windway Road

| Victoria Park | Cardiff | CF5 1AG

*Hern and Crabtree*

# WINDWAY ROAD

Guide Price £350,000



## Rear Garden

Courtyard rear garden with a large detached shed with mains electricity for utilities and rear lane access. Gate to rear.

## Additional Information

We have been advised by the vendor that the property is Freehold.  
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Perfectly located within walking distance of the ever so popular Victoria Park is this extended three bedroom mid-terrace, traditional home in Windway Road. Set back from the road, boasting traditional features as well as having spacious, extended living space, this would make a perfect first time buy or for a growing family.

The accommodation briefly comprises: Entrance Hall with period tiled flooring, Lounge, Sitting Room and an open plan Kitchen/Diner with doors onto the rear garden. To the first floor are Three Good Size Bedrooms, a family Bathroom and stairs rising to the converted Loft Room. To the rear is an easily maintainable rear garden and a large detached shed with mains electricity for utilities. with rear lane access.

Windway Road is located with close proximity 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 highly recommended!

## Entrance

Entered via a double glazed pvc door to the front with a window over.

## Hallway

Coved ceiling and ceiling arch detail. Radiator. Period tiled floor. Door to:

## Living Room

14'1" x 11'7" max

Double-glazed bay window to the front. Radiator. Gas fireplace with slate mantle piece and hearth. Wood laminate flooring. Coved ceiling.

## Sitting Room

12'1" max 10'5" max

Double-glazed window to the rear. Radiator. Wood laminate flooring.

## Kitchen/Diner

21'9" max x 10'2"

Double-glazed window to the side and double-glazed French doors to the rear garden. The kitchen is fitted

with wall and base units with worktops. Four-ring gas hob, integrated oven and microwave combi with cooker hood over and stainless steel splashback. Space and plumbing for washing machine and dishwasher. Sink and drainer. Two radiators. Vinyl flooring. Breakfast bar. Built-in storage cupboard under the stairs. Worcester gas combination boiler.

## FIRST FLOOR

### Landing

Stairs to the loft room. Loft access hatch.

### Bedroom One

15'4" x 11'8"

Two double-glazed windows to the front. Coved ceiling.

### Bedroom Two

10'7" x 9'4"

Double-glazed window to the rear. Radiator. Wood flooring.

## Bedroom Three

13'5" max x 10'2" max

Back bay window to the rear. Radiator. Wood flooring. Linen cupboard.

## Bathroom

8'1" x 6'8" max

Obscure double-glazed window to the side. Bath with electric shower over, w/c and wash hand basin. Half tiled walls. Vinyl flooring.

## SECOND FLOOR

Stairs rise from the first floor.

### Loft room

11'2" max x 13'7"

Double-glazed skylight window. Wood laminate floor. Floor-to-ceiling height 8' max

## OUTSIDE

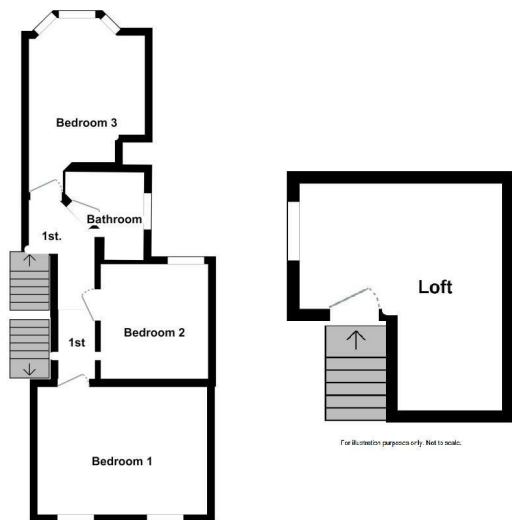
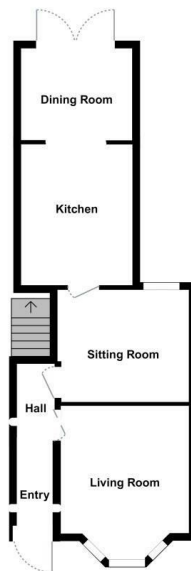
### Front

Forecourt garden.



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

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



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		<b>68</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.