



# Birchfield Crescent

| Victoria Park | Cardiff | CF5 1AE



# BIRCHFIELD CRESCENT

Guide Price £440,000



No Chain. Set on this generous size corner plot is this refurbished semi-detached house, perfectly placed within walking distance of the ever so popular Victoria Park. Extended to the rear, creating a large open plan kitchen/diner/living space, this would make a perfect family home.

Very much a blank canvas ready for the next occupier to move straight in, the accommodation briefly comprises: Entrance Hall with period features, Lounge, Open Plan Kitchen/Diner/Living Space with bi-folding doors out onto the Rear Garden and W.C to the ground floor. To the first floor are Three Bedrooms and a family Bathroom. The property further benefits from a fantastic size L shaped, low maintenance rear garden with a single garage off the lane.

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 front door, stairs to the first floor, radiator, tiled floor.

## Lounge

12'11 x 12'3

Double glazed bay window to the front, radiator, wood parquet floor.

## Kitchen/Diner

26'6 max x 17'10

Two sets of double-glazed bi-fold doors, sun lantern roof with additional window, kitchen with wall and base units with worktop over, four ring electric hob with cooker hood above and integrated oven, stainless steel sink, integrated fridge/freezer, breakfast bar, laminate flooring.

## Cloakroom

Double obscure glazed window to the rear, fitted with w.c and wash hand basin, concealed gas combination boiler.

## First Floor Landing

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

## Bedroom One

13'5 max x 11'2 max

Double glazed bay window to the front, radiator.

## Bedroom Two

11'11 x 11'9

Double glazed window to the rear, radiator.

## Bedroom Three

8' x 6'11

Double glazed window to the front, radiator.

## Bathroom

5'11 x 5'6

Fitted with bath with plumbed shower over, w.c and wash hand basin, heated towel rail, tiled walls and floor.

## Garden

Paved patio, astro turf lawn,

side gate, outside power point.

## Garage

A single detached garage with up and over door, gated lane to the rear.

## Front

Low rise wall and railings, slate chippings, paved path to front door.

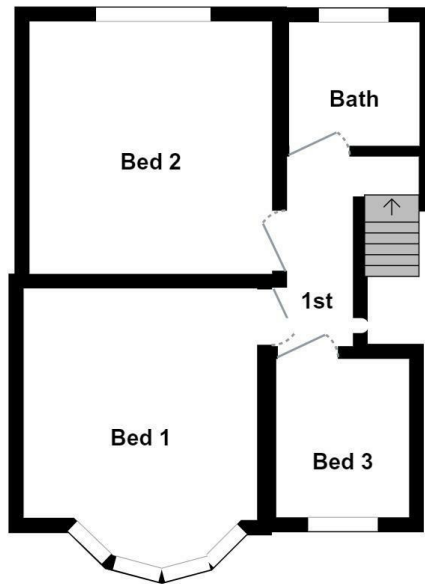
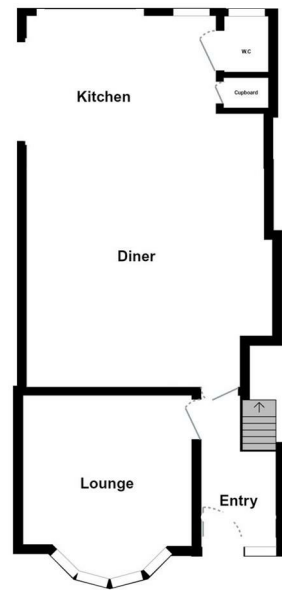
## Tenure and additional information

We have been advised by the seller that the property is freehold, Council Tax band is E.



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>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.