



£600,000

Victoria Park Road West | Cardiff | CF5 1EZ

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, Lounge and an Open Plan Kitchen/Diner/Sitting Room with Bi-Fold Doors out onto the Rear Garden, Utility and Cloakroom to the ground floor. To the first floor are Three Bedrooms, a four piece 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 with a single garage and rear access.

Victoria Park Road West 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 double-glazed pvc door to the front with a matching window over which leads to an internal porch.

### Internal Porch

Tiled sidings. Double-glazed pvc door into the hallway.

### Hallway

Stairs to the first floor with period tiled floor. Radiator. Obscure double-glazed stained glass window to the front. Door lead off to:

### Lounge 16'5" max into bay x 11'11" max into alcove

Double-glazed bay window to the front

with stained glass window over. Cast iron fireplace with tiled siding and wooden mantle piece and granite hearth. Radiator. Coved ceiling. Ceiling rose.

### Sitting Room/Kitchen/Dining Area 27'4" max x 19'

The sitting room area has wood laminate flooring. Cast iron wood burning stove (subject to negotiations) set within the chimney breast with a slate hearth. The kitchen is fitted with wall and base with Granite worktops. Space for a gas Range cooker with a tiled splash back and cooker hood over. Belfast sink. Integrated dishwasher, wine rack and base

fridge. Radiator. Stone tiled floor. A door leads to a utility room. The dining area offers a double glazed Skylight window and a set of Bi-fold doors that lead out to the rear garden.

### Utility Room

Double-glazed window to the rear. Space and plumbing for a washing machine. Space for further appliances. Matching stone tiled floor. Door to the cloakroom.

### Cloakroom

Obscure double-glazed window to the rear. W/c and wash hand basin. Matching tiled floor.

### FIRST FLOOR

Stairs from the hallway with wooden hand rail and spindles.

### Landing

Wooden bannister. Stairs to the second floor. Large airing cupboard housing an Ideal gas combination boiler.

### Bedroom Two 11'2" max x 16'4" max

Double-glazed bay window to the front. Radiator. Coved ceiling.

### Bedroom Three 13'8" max x 10'11" max

Double-glazed window to the rear. Radiator.



**Bedroom Four 7'11" max x 7'8" max**  
 Double-glazed window to the front.  
 Radiator.

**Bathroom 7'9" x 7'4"**  
 Obscure double-glazed window to the rear. Claw feet bath, Shower cubicle, w/c and wash hand basin. Heated towel rail. Part tiled walls and floor. Extractor fan.

## SECOND FLOOR

Stairs from the first floor. Double-glazed Sky light window. Bannister. Door to bedroom one.

**Bedroom One 20'6" max x 12'2"**  
 Double-glazed window to the rear. Skylight window to the front. Built-in cupboard and storage into the eaves.

Door to en-suite. Floor-to-ceiling height 6'10" max

**En-Suite 8'11" x 4'6"**  
 Obscure double-glazed window to the rear. Walk-in wet room style shower, w/c and vanity wash hand basin. Heated towel rail. Part tiled walls and floor. Quartz counter top. Shaver point.

## OUTSIDE

**Front**  
 Forecourt.

**Rear**  
 Enclosed rear garden with decking and lawn. A path leads to a detached garage. Feature stone wall. Outside light.

**Garage**  
 Detached single garage

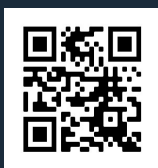
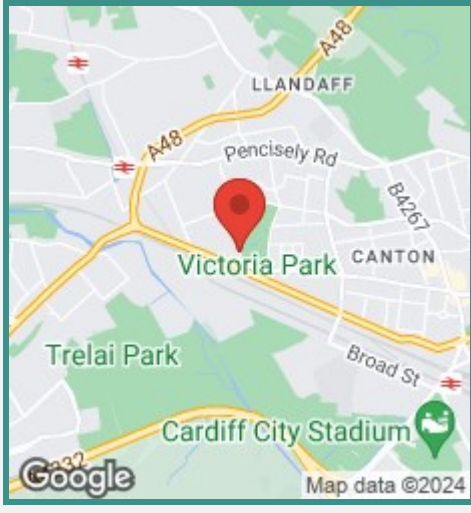
**Additional Information**  
 We have been advised by the vendor that the property is Freehold.





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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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			
England & Wales		EU Directive 2002/91/EC	



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ  
Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

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



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.