



Windway Road

| Victoria Park | Cardiff | CF5 1AG



WINDWAY ROAD

Guide Price £345,000



Perfectly positioned within walking distance of the ever so popular Victoria Park is this stylish three bedroom mid-terrace house located on Windway Road. Boasting traditional features but having a light and modern feel, this would make a perfect first time buy or for a young family.

Having been maintained immaculately by the current owner, the property is ready to move straight in and the accommodation briefly comprises: Entrance Hall with period tiled floor, Lounge, Dining Room with French Door out onto the Rear Garden and opening up perfectly into the Fitted Kitchen with a Utility to the ground floor. To the first floor are Three Bedrooms and a Bathroom. The property further benefits from a well maintained rear garden 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 Hall

Entered via a double-glazed wood door with stained glass and window over plus single-glazed window to the front, coved ceiling, stairs to the first floor with understairs storage cupboard, radiator, tiled floor.

Lounge

11'3 max x 13'11 max
Double glazed bay window to the front, radiator, coved ceiling, picture rail, shelving to alcove, built in cupboards, chimney breast alcove, wood parquet flooring

Dining Room

11'11 max x 14'5 max
Double glazed back bay window and French doors to the rear garden, radiator, shelving to alcove and built-in cupboards, exposed brick chimney breast, parquet flooring. (open plan to the kitchen)

Kitchen

16'3 max x 6'4
Double-glazed skylight window and double-glazed window to the side, fitted with wall and base units with wood worktop over, Belfast ceramic sink, space for a gas range cooker with glass splashback and cooker hood above, space for a fridge/freezer, integrated John Lewis dishwasher, tiled floor, door to utility.

Utility Room

Double glazed window to the rear, plumbing for a washing machine, space for further appliances, shelving, gas combination boiler, tiled floor.

First Floor Landing

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

Bedroom One

13'11 max x 11'2
Double glazed bay window to the front, radiator, fitted wardrobe to alcove, stripped wooden flooring.

Bedroom Two

11'7 max x 10'8 max
Double-glazed window to the rear, radiator, fitted wardrobes and shelving unit.

Bedroom Three

5'11 x 8'
Double-glazed window to the front, radiator.

Bathroom

8'3 x 5'11
Double obscure glazed window to the rear, a P shaped bath with shower plumbed over and glass screen, w.c and wash hand basin, heated towel rail, shaver point, part tiled walls and floor.

Rear Garden

The garden can be accessed from the dining room, landscaped with raised decked sitting area, mature shrubs and flower borders, paved patio, timber framed storage shed, outside cold water tap and power point, and pedestrian access to the rear lane.

Front

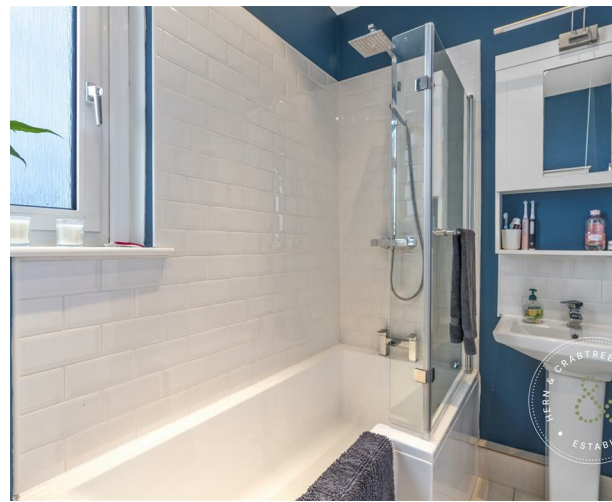
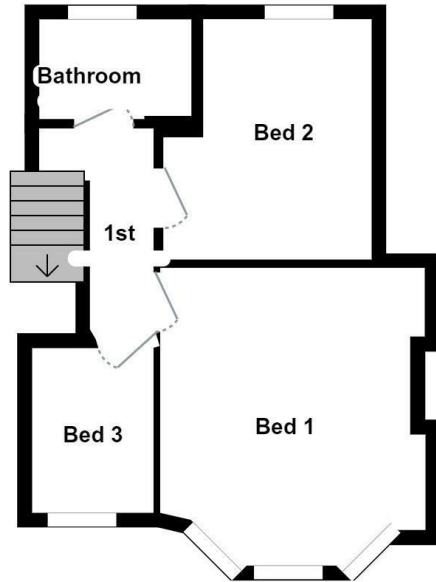
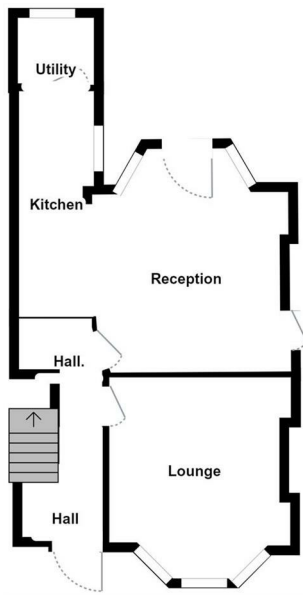
A forecourt front with low rise brick wall, tiled path.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is E.



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



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | 70 |
| (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.