



Daisy Street

| Victoria Park | Cardiff | CF5 1EQ



DAISY STREET

Guide Price £299,950



Not to be missed! A stylish yet homely, two double bedroom, mid-terrace house placed on this quiet street a stones throw away from Victoria Park.

Extended and modernised throughout, the accommodation briefly comprises: Entrance, Open Lounge, Dining Room, Sitting Area and fitted Kitchen to the ground floor. To the first floor are Two Double Bedrooms and a Bathroom. Furthermore the property benefits from an enclosed, private rear garden.

Daisy Street is perfectly placed close to Thompson and Victoria Park and within easy reach of 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. This property would make a perfect first time buy. Internal viewings are an absolute must!

Entrance Hall

Entered via a composite front door.

Living Room

13'8 max x 10'2 max

Window to the front, radiator, working fireplace, wood floors, square arch to dining area.

Dining Area

11' x 10'7

Radiator, wooden floors, understairs storage.

Sitting Room

10'10 x 7'10 max

Double glazed full length window to the rear, skylight window, radiator, built in cupboards, tiled floor.

Kitchen

11'3 x 7'6

Double glazed windows to the side and rear and patio door leading out to the garden, kitchen laid with a range of wall and base units with worktop over,

combination boiler, a four ring gas hob with cooker hood above and integrated electric oven, stainless steel sink and drainer, space for fridge/freezer, radiator.

First Floor Landing

Wooden floor, access to loft space.

Bedroom One

14'3 x 10'10 max

Twin single glazed windows to the front, radiator, wooden floor.

Bedroom Two

8'8 x 11'5 max

Double glazed window to the rear, radiator, wooden floor.

Bathroom

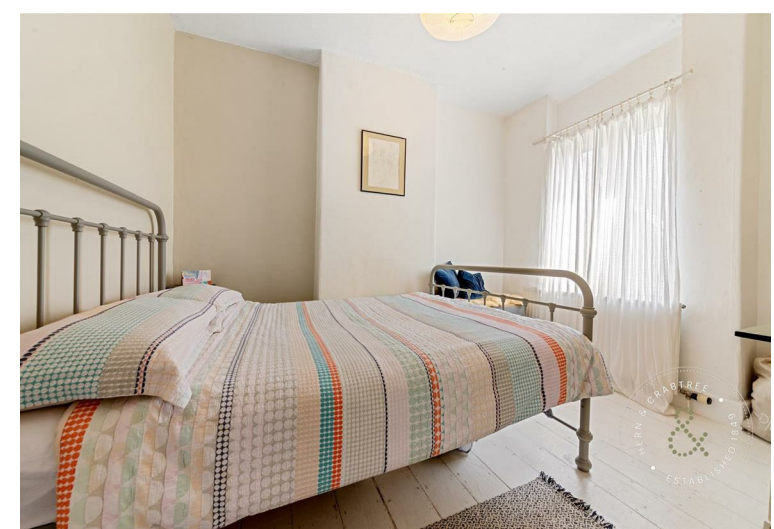
Double obscure glazed window, laminate flooring, tiled walls, bath with shower over, w.c and wash hand basin, radiator.

Rear Garden

Enclosed garden with stones walls to side, gravel area, storage shed, outside cold water tap.

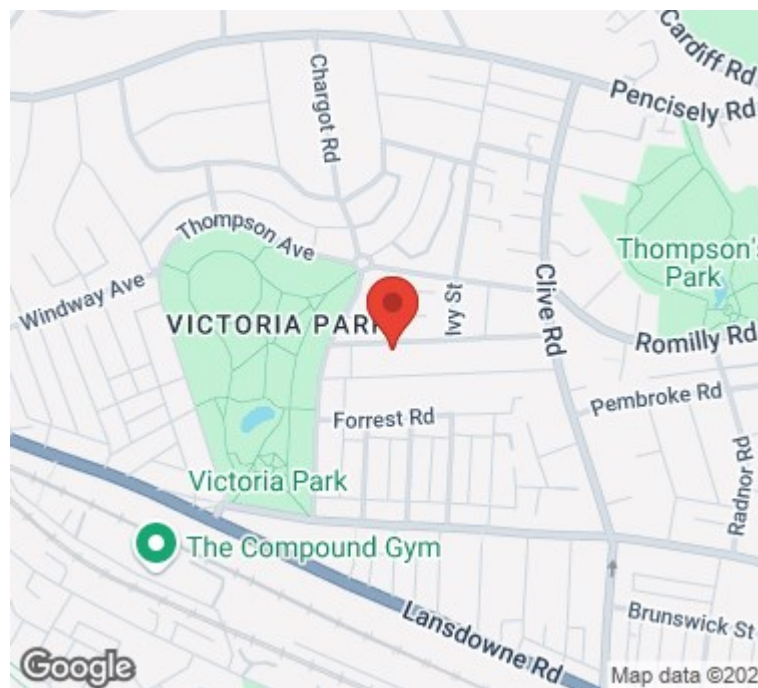
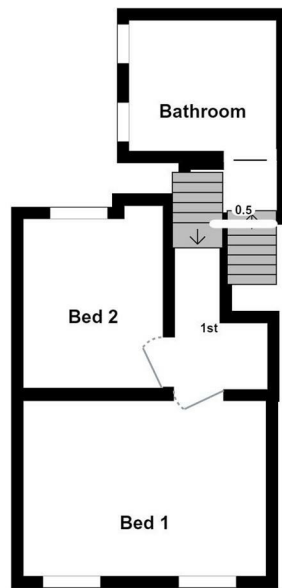
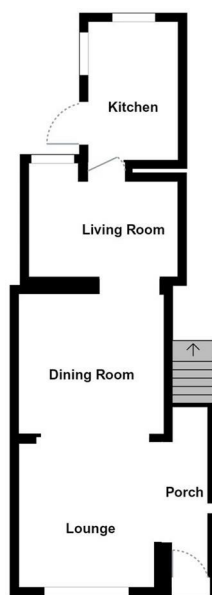
Tenure and additional information

We have been advised the property is freehold and the council tax band is D.



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) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
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.