



# Vishwell Road

| Llandaff | Cardiff | CF5 1GE



# VISHWELL ROAD

Guide Price £435,000



A charming double bay fronted three bedroom mid terrace house perfectly positioned on the cusp of Llandaff and Victoria Park. Located within a stones throw away of the ever so popular Victoria and Thompsons Park, this property is sure to be popular.

Tastefully presented throughout with plenty of charm and character, the accommodation briefly comprises: Entrance Hall, an Open Plan Lounge/Diner with a wonderful curved bay window, and a Modern Fitted Kitchen to the ground floor. To the first floor are Three Bedrooms and a four piece Bathroom Suite. The property further benefits from an enclosed rear garden.

Vishwell Road is tucked in-between Llandaff, Victoria Park and Canton; within close proximity are a good variety of local amenities, shops, cafés and some of the cities most reputable restaurants. There are good public transport links to hand and easy M4 access via the A48. Internal viewings are a must!

## Entrance Hall

Entered via a double glazed composite front door, radiator, tiled floor, stairs to the first floor.

## Lounge/Diner

28'1 max x 15' max

Double glazed bay window to the front with fitted shutters, two radiators, two double glazed windows to the rear, built in cupboard, fireplace, oakwood flooring, door to kitchen.

## Kitchen

12'4 x 7'8

Double glazed window to the rear, double glazed door leading out to the garden, wall and base units with worktop over, four ring gas hob with cooker hood above and integrated oven, dishwasher, space and plumbing for a washing machine, space for a fridge/freezer, radiator, tiled floor.

## First Floor Landing

Stairs rise up from the hall, access to loft space, air filtration.

## Bedroom One

15'3 max x 16'7 max

Double glazed bay and a half to the front, radiator, fitted wardrobes to alcove, oakwood floor.

## Bedroom Two

7'10 x 12'8 max

Double glazed window to the side, radiator, wood flooring.

## Bedroom Three

9'5 max x 8'10

Double glazed window to the rear, radiator, built in cupboard, shelving, wood flooring.

## Bathroom

12'4 max x 4'3 max

Double obscure glazed window to the rear, a roll top claw feet bath, a double shower quadrant with

plumbed shower and glass door, w.c and wash hand basin, extractor fan, heated towel rail, part tiled walls, tiled floor.

## Rear Garden

Enclosed garden, patio, lawn, timber framed storage shed.

## Front

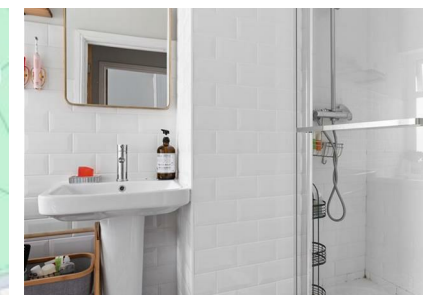
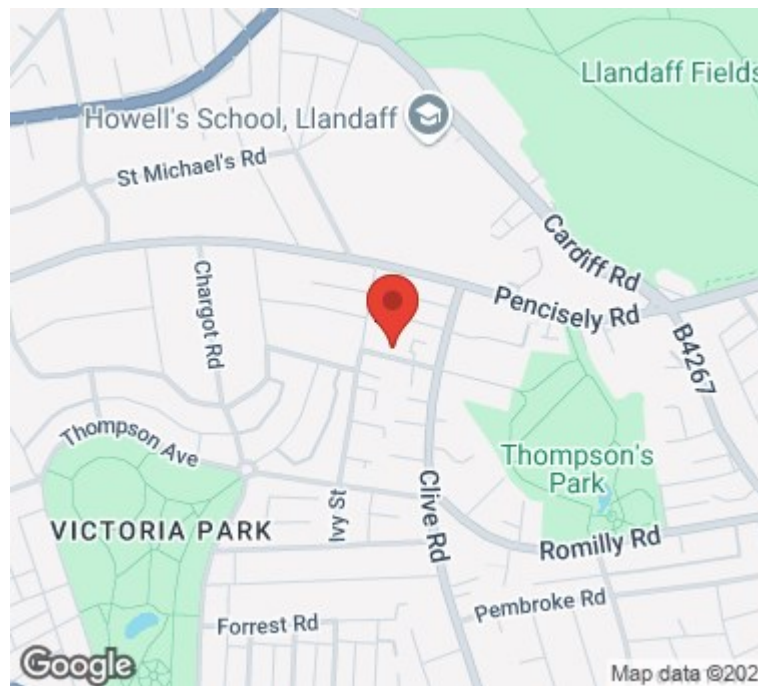
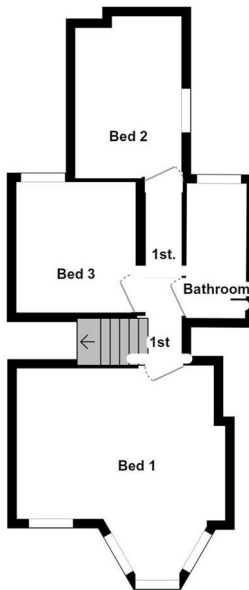
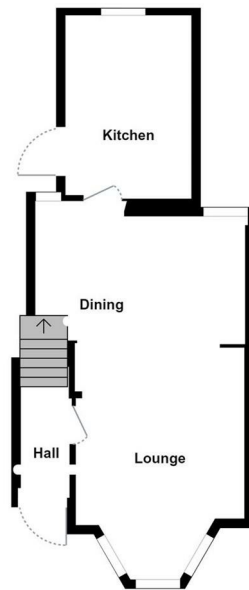
A forecourt front.

## Tenure and Additional Information

We have been advised by the seller that the property is freehold.



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		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(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.