



Forrest Road

| Victoria Park | Cardiff | CF5 1HR



# FORREST ROAD

Guide Price £335,000



A larger style two double bedroom mid-terrace house perfectly positioned on this popular street adjacent to Victoria Park. Tastefully presented and immaculate throughout, ready for the next occupier to move straight in, this would make a perfect first time buy or for a young family.

Well proportioned throughout, the accommodation briefly comprises: Entrance Hall, Dining Room opening up into the Sitting Room and Modern Fitted Kitchen to the ground floor. To the first floor are Two Double Bedrooms and a generous Bathroom Suite. The property further benefits from a private rear garden with a workshop to the rear.

Forrest Road is perfectly placed close to 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. Internal viewings are a must!

## Entrance Hall

Storm porch with tiled sidings, then into the hall via a wood effect UPVC front door with double obscure glazed window, covered ceiling, radiator, tiled flooring, stairs to the first floor.

## Lounge

11'1 x 12'6

Double glazed window to the front, radiator, fitted shelves and storage cupboard, square arch to dining room.

## Dining Room

12'1 x 15' max

Double glazed window to the rear, built in shelves and storage cupboard, understairs storage, fireplace with wood burner, slate hearth and wooden mantle.

## Kitchen

10'10 x 9'2

Double glazed patio doors to the rear, double glazed window to the side, fitted with a range of wall and base units with worktop over, a four ring electric hob with cooker hood above and oven and grill, ceramic sink and drainer, tiled splashback, integrated dishwasher, integrated fridge and freezer.

## First Floor Landing

Stairs rise up from the hall, access to loft space, wooden floorboards.

## Bedroom One

9'9 x 15'1 max

Twin double glazed windows to the front, radiator, wooden floorboards.

## Bedroom Two

11'5 x 9'4 max

Double glazed window to

the rear, radiator, wooden floorboards, original fireplace with slate hearth.

## Bathroom

8'11 x 9'3

Double obscure glazed window to the rear, a freestanding bath with shower over, w.c and wash hand basin, built in cupboard housing the boiler, radiator.

## Rear Garden

Enclosed rear garden with stone walls, flower beds, paved, garden shed, outside cold water tap.

## Front

A forecourt front with hedge and pedestrian gate.

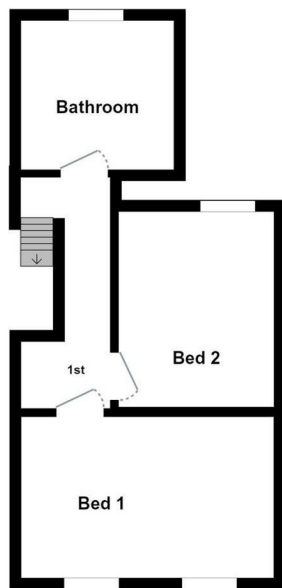
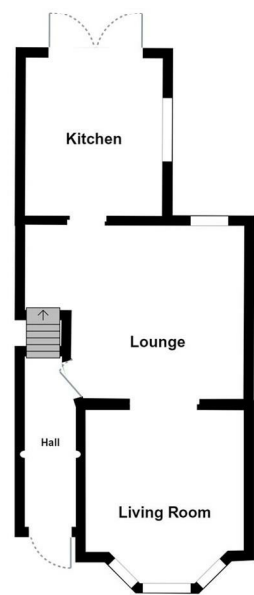
## Tenure and additional information

We have been advised by the seller that 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</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



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<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.