

Daisy Street

VICTORIA PARK, CARDIFF, CF5 1EP

GUIDE PRICE £280,000

**Hern &
Crabtree**



Daisy Street

Perfectly positioned on the corner of Daisy Street and Ivy Street, is this immaculate two bedroom end of terrace house placed a stone's throw away from Victoria Park. Tastefully presented throughout by the current owners, the accommodation briefly comprises: Entrance Hall, Open Plan Lounge/Diner and Fitted Kitchen to the ground floor. To the first floor are Two Bedrooms and a modern Bathroom Suite. The property further benefits from an enclosed private rear garden. Daisy Street 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. This property would make a perfect first time buy. Internal viewings are a must!



704.00 sq ft

Entrance

Entered via a composite front door with obscure glazed panels.

Living Room

22'4 x 13'8

Double glazed window to the front, side and to the rear, radiator, built in cupboards, electric fireplace with marble hearth, stairs to the first floor

Kitchen

9'7 x 6'8

Double glazed window to the side, double obscure glazed door to the side, fitted with wall and base units with worktop over, a four ring induction hob and integrated electric oven, ceramic sink and drainer, plumbing for a washing machine, radiator, laminate flooring.

First Floor Landing

Stairs rise up from the living room, double obscure glazed window to the side, access to loft space, radiator, built in cupboard.

Bedroom One

10'7 x 13'9

Double glazed window to the front and to the side, radiator.

Bedroom Two

7'9 x 11'5

Double glazed window to the rear, radiator.

Bathroom

9'4 x 7'5

Double obscure glazed window to the side, fitted with bath with shower over, w.c and wash hand basin, cupboard housing the combination boiler, radiator, laminate floor.

Rear Garden

Enclosed by timber fence and wall to the rear, door to the rear, paved, cold water tap, storage cupboard.

Tenure and additional information

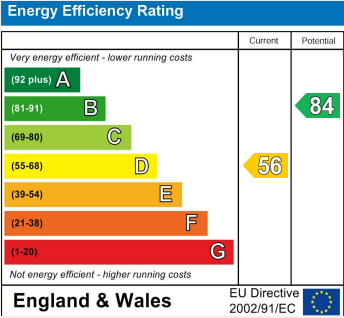
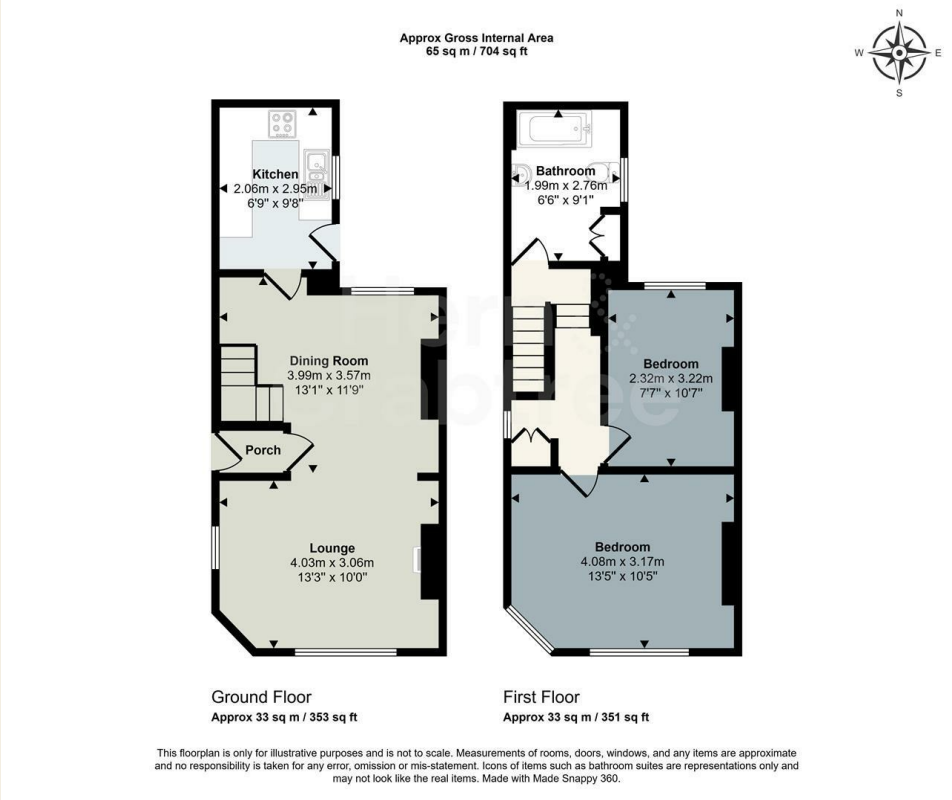
We have been advised by the seller that the property is freehold and the council tax band is D.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



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

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