

Forrest Road

VICTORIA PARK, CARDIFF, CF5 1HQ

GUIDE PRICE £300,000

**Hern &
Crabtree**



Forrest Road

No Chain. Perfectly positioned adjacent to the ever-popular Victoria Park, this spacious three-bedroom mid-terrace home presents a fantastic opportunity for buyers looking to personalise a property to their own taste. In need of some updating, the house offers excellent potential throughout and is ideal for those keen to create their own stamp.

The accommodation briefly comprises: Entrance Hall, Lounge, Sitting Room and Kitchen/Diner to the ground floor. To the first floor are Three Bedrooms and a family Bathroom. The property further benefits from a good size rear garden.

Forrest Road is very popular thanks to its convenient location and excellent city centre public transport links. Canton/Victoria Park is well known for its large variety of cafés, shops and amenities along with some of Cardiff's acclaimed restaurants too.



977.00 sq ft

Entrance

Storm porch with tiled floor, then into the hallway via a composite front door, coved ceiling, radiator, wood laminate flooring, stairs to the first floor with open understairs storage.

Living Room

13'11 x 11'1

Double glazed window to the front, coved ceiling, radiator, gas fireplace, built in cupboards.

Dining Room

9'5 x 10'4

Double glazed door to the rear, coved ceiling, radiator.

Kitchen

18'2 x 10'11

Double glazed window to the rear, door to the side, wall and base units, stainless steel sink and drainer, space and plumbing for a dishwasher, space for fridge, a four-ring gas hob with extractor fan and electric oven beneath, coved ceiling, radiator, tiled floor.

Shower Room

3'10 x 4'7

Double obscure glazed window to the rear, shower, w.c and wash hand basin, radiator, tiled floor.

First Floor Landing

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

Bedroom One

14'5 x 10'2

Twin double glazed windows to the front, coved ceiling, radiator.

Bedroom Two

10'6 x 9'8

Double glazed window to the rear, coved ceiling, radiator.

Bedroom Three

6'2 x 11'1

Double glazed window to the rear, coved ceiling, radiator, combination boiler.

Bathroom

8'5 x 5'8

Double obscure glazed window to the rear, bath with mixer tap and shower attachment, w.c and wash hand basin, radiator.

Rear

Wall and fence, decked area, pathway, cold water tap.

Front

Aforecourt front.

Tenure

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

Disclaimer

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Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

