

Thompson Avenue

VICTORIA PARK, CARDIFF, CF5 1EY

GUIDE PRICE £550,000

Hern &
Crabtree



Thompson Avenue

No chain. A rare opportunity to purchase a property in this Avenue. Set in a prime position directly overlooking the ever-popular Victoria Park, this generously sized three-bedroom double bay-fronted mid-terrace home offers a unique opportunity to acquire a charming 1920s property full of character and offering endless potential.

Enjoying beautiful, uninterrupted park views, this handsome home retains many original period features throughout, adding to its timeless appeal. Although in need of modernisation, the property offers excellent scope for improvement, making it ideal for buyers looking to put their own stamp on a traditional home in a sought-after location.

The spacious accommodation briefly comprises: Hallway, Lounge, Dining Room, Kitchen/Breakfast Area, a W.C and a Store Room to the ground floor. To the first floor are Three Bedrooms and a Shower Room with a separate W.C. The property further benefits from a generous size rear garden with lane access to the rear as well as a single detached garage.

Thompson Avenue is a quiet street located adjacent to Victoria Park and close to a variety of shops, cafés and restaurants along with reputable schools and easy access to Cardiff city centre. There are very good public transport links to and from Cardiff City Centre. Internal viewings are an absolute must!



1382.00 sq ft

Entrance

Storm porch with datorail and a tiled floor. Entered via a large wooden door into the hallway.

Hallway

Coved ceiling, stairs to the first floor with open understairs storage, two radiators, original black wood block flooring (underneath carpet).

Lounge

Original single glazed sash bay windows to the front, coved ceiling, radiator, Original fireplace with wooden mantle and surround and a tiled hearth.

Sitting Room

Double glazed patio doors to the rear, radiator, coved ceiling, wood laminate flooring, Fireplace with wooden surround and tiled hearth.

Kitchen

Single glazed windows to the rear. The kitchen has wall and base units with laminate worksurfaces. Integrated oven and four ring electric hob, stainless steel sink and drainer, space and plumbing for a washing machine, space for a fridge.

Utility/Inner lobby

laminate flooring, door to the side and a single glazed windows to side and rear.

Cloakroom

W/c and tiled floor.

Store Room

Single glazed window to the rear, door leading out to the rear. Power and light.

FIRST FLOOR

Stairs from the entrance hall with original banister.

Landing

Bedroom One

Single glazed bay window to the front overlooking Victoria Park, coved ceiling, radiator and built in wardrobes.

Bedroom Two

Double glazed window to the rear, radiator, built in wardrobes.

Bedroom Three

Single glazed sash window to the front over looking Victoria Park, radiator and loft access hatch.

Shower Room

Obscure single glazed sash window to the rear, wash hand basin and walk in shower, coved ceiling, tiled walls and laminate flooring.

W/C

Obscure single glazed sash window to the rear, radiator and part tiled walls.

OUTSIDE

Rear Garden

Enclosed rear garden with brick walls. Patio sitting area. Steps down to a lawn area and to the rear is a shed and garage with access via the gated lane.

front

hedge borders. Low rise wall to the front. Lawn area and original black and white tiles leading to the porch

Garage

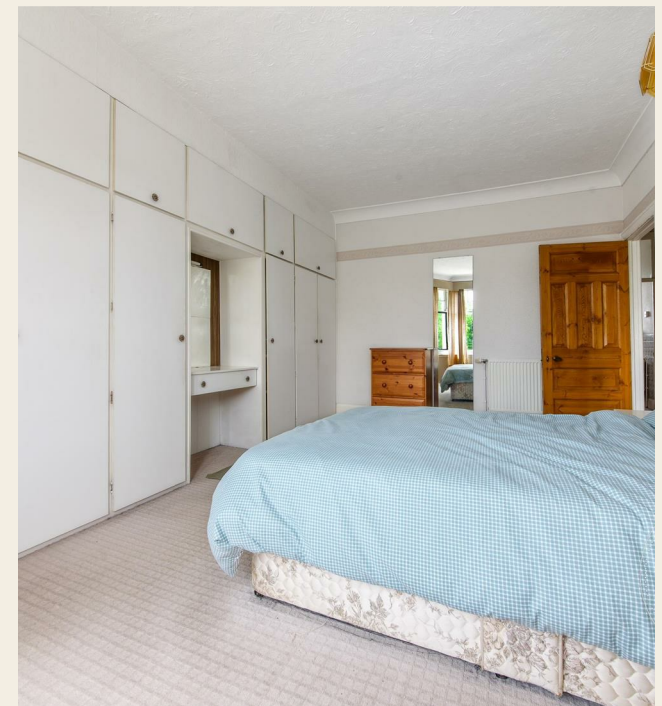
Detached garage.

Additional Information

We have been advised by the vendor that the property is Freehold.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





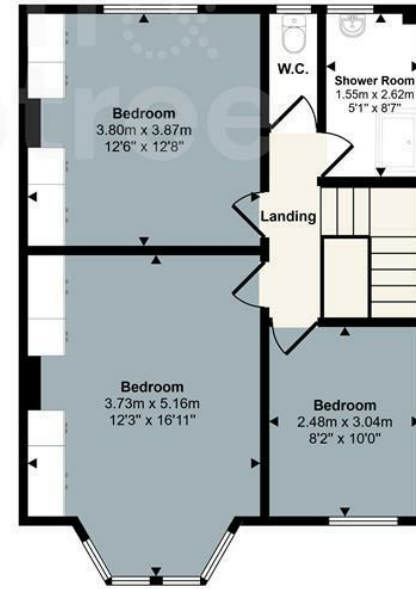
Approx Gross Internal Area
128 sq m / 1382 sq ft



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



Ground Floor
Approx 75 sq m / 803 sq ft



First Floor
Approx 54 sq m / 579 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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