

Windway Road

CANTON, CARDIFF, CF5 1AG

GUIDE PRICE £360,000

**Hern &
Crabtree**



Windway Road

A charming three-bedroom mid-terrace home, ideally located just moments from the ever-popular Victoria Park and the convenience of Insole shops.

Blending traditional character with a modern touch, this beautifully presented property offers a well balanced and inviting living space. Whether you're a first-time buyer or looking for a wonderful family home, this property ticks all the boxes.

The accommodation briefly comprises: Entrance Hall with period tiled flooring, Lounge, Sitting Room and a Kitchen/Breakfast Area to the ground floor. To the first floor are Three Good Size Bedrooms and a family Bathroom. The rear has been beautifully maintained to create a wonderful sitting area and also benefiting from rear lane access.

Windway Road is located with close proximity to Victoria Park and within easy reach 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 highly recommended!



1050.00 sq ft

Entrance

Entered via a composite front door, coved ceiling, stairs to the first floor, radiator, , tiled floor.

Living Room

Double glazed bay window to the front, coved ceiling, ceiling rose, fitted shelving, wooden floor.

Dining Room

Double glazed patio doors to the rear, coved ceiling, ceiling rose, gas fire, built in cupboard and shelving, radiator, wooden floor.

Kitchen

Double glazed window to the side and double glazed patio doors to the rear, mainly base units with worktop over, a four ring gas hob, integrated electric oven and grill, a ceramic sink and drainer, space for American style fridge, integrated dishwasher and integrated washing machine, vertical radiator, tiled floor.

First Floor Landing

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

Bedroom One

Twin double glazed windows to the front, radiator.

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

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

Bathroom

Double obscure glazed window to the side, bath with shower over, w.c and wash hand basin, radiator, tiled walls, wood floor.

Rear Garden

Enclosed by stone wall and timber fence to one side, patio, lawn area and gravel area, slate chippings, wood storage, shrubs, door to rear lane.

Front

A forecourt front with low rise wall.

Tenure and additional Information

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

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.







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.

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



**Hern &
Crabtree**

02920 555 198



llandaff@hern-crabtree.co.uk



hern-crabtree.co.uk



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.