

Forrest Road

VICTORIA PARK, CARDIFF, CF5 1HR

GUIDE PRICE £285,000

**Hern &
Crabtree**



Forrest Road

No chain. Located on one of Canton's most popular residential streets adjacent to Victoria Park, this traditional two double bedroom bay-fronted property offers an exciting opportunity for buyers seeking a home they can truly make their own. With generous proportions throughout and plenty of potential, it's an ideal first-time purchase or a great option for a young family.

The accommodation comprises an entrance hall leading to a bright bay-fronted lounge, a spacious dining room perfectly opening up into a well-sized kitchen to the ground floor. On the first floor there are two generous double bedrooms and a family bathroom. The property also benefits from a private rear garden.

Forrest Road remains highly sought-after thanks to its proximity to beautiful Victoria Park and its short walk to Canton's vibrant hub filled with cafés, restaurants and independent shops. Cardiff City Centre is just over 2 miles away and easily accessible via excellent local bus links. Early viewings highly recommended!



849.00 sq ft

Entrance Hall

Entered via a composite front door, stairs to the first floor with understairs storage, wooden floor.

Living Room

Double glazed bay window to the front, coved ceiling, radiator.

Kitchen/Dining Room

Kitchen has double glazed window to the rear and double glazed window to the side, door out to the garden, wall and base units with worktop over, a four ring gas hob with electric oven/grill, stainless steel sink and drainer, space and plumbing for a washing machine.

Dining Area has Double glazed window to the rear, coved ceiling, built in cupboard housing the utility meters.

First Floor Landing

Access to loft space.

Bedroom One

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

Bedroom Two

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

Bathroom

Double obscure glazed window to the rear, bath, with shower over, w.c and wash hand basin, radiator, storage cupboard housing the combination boiler, wood laminate flooring.

Rear Garden

Enclosed by stone, cold water tap, foot path to rear. (garden is overgrown)

Front

A courtyard front with low rise brick wall and hedge.

Disclaimer

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appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

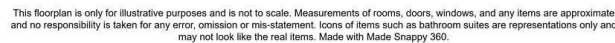
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Tenure and Additional Information

We have been advised by the seller that the property is freehold. Epc - D Council Tax - D



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