

# Windway Road

VICTORIA PARK, CARDIFF, CF5 1AG

**OFFERS IN EXCESS OF £450,000**

**Hern &  
Crabtree**



# Windway Road

Rarely available. This excellent semi-detached home on Windway Road is situated a stones throw away from Victoria Park. The property has been lovingly modernised and extended by the current owners, transforming it throughout to offer an inviting, warm and modern home with a nod to the original period.

The entrance hall provides an immediate sense of space and style with tiled flooring leading to the bright and airy living room to the front of the house. There is a further sitting room that opens up into the open-plan kitchen/dining room that is a great size, with bi folding doors leading out into the L shaped rear garden, perfect for relaxing or entertaining. There is also a handy utility room for all your laundry needs with a further downstairs w.c. The first floor offers three bedrooms and a modern bathroom. The property further benefits from a good size L shaped rear garden as well as having off street parking to the front.

The location could not be better, with all the amenities Llandaff, Canton and Victoria Park has to offer right on your doorstep. With excellent schools, shops, restaurants and leisure facilities available nearby, this property is sure to be popular.

Canton is a vibrant suburb of Cardiff located just one mile from the city centre, and is bordered by Victoria Park and the River Ely. It has a wide variety of independent shops, cafes and restaurants as well as a greengrocer and butcher. There are plenty of parks and green spaces including Victoria Park, Thompson Park, and Bute Park a little further afield, making it great for families or anyone who enjoys outdoor activities. The area is also well connected to other parts of the city via public transport links such as bus routes and train stations.



**1084.00 sq ft**

### **Entrance**

Entered via a composite front door, double glazed window to the side, coved ceiling, radiator, stairs to the first floor with understairs storage and utility meters, tiled floor.

### **Cloakroom**

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

### **Living Room**

Double glazed bay window to the front, radiator, dado rail, fireplace with wooden surround and marble hearth, coved ceiling with ceiling rose, herringbone parquet flooring.

### **Second Reception Room**

Gas fireplace with wooden surround and slate hearth, vertical radiator, herringbone parquet flooring.

### **Kitchen/Diner**

Double glazed window to the rear and bi fold doors leading out to the rear garden, double glazed skylight, kitchen fitted with a range of wall and base units, one and a half bowl sink and drainer, a four ring gas hob with integrated double oven and grill/microwave , integrated dishwasher, space for American style fridge/freezer, vertical radiator, tiled floor.

### **Utility Space**

Double glazed window to the side, cupboard housing the boiler, worktop, space and plumbing for a washing machine and tumble dryer.

### **First Floor Landing**

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

### **Bedroom One**

Double glazed bay window to the front, radiator, built in wardrobe, coved ceiling with ceiling rose.

### **Bedroom Two**

Double glazed window to the rear, built in wardrobe, coved ceiling.

### **Bedroom Three**

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

### **Bathroom**

Double obscure glazed window to the rear, fitted with bath with shower over, w.c and wash hand basin, heated towel rail, tiled floor.

### **Rear Garden**

Enclosed by fence and wall, large paved patio area and lawn.

### **Front**

Driveway parking to the front, lawn area, gate to the rear and gates to front.

### **Tenure and additional Information**

#### **Disclaimer**

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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.







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

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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# Hern & Crabtree

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