

# Forrest Road

VICTORIA PARK, CARDIFF, CF5 1HP

**GUIDE PRICE £300,000**

**Hern &  
Crabtree**





# Forrest Road

Offered with no ongoing chain, this light-filled and deceptively spacious three-bedroom mid-terrace home is ideally positioned just moments from Victoria Park. Warm and welcoming throughout, the property provides a true blank canvas, perfect for first-time buyers or growing families looking to create a home tailored to their own style.

The accommodation opens with an inviting entrance hall leading into a bright and airy open-plan lounge/diner, ideal for both everyday living and entertaining. To the rear, a generous kitchen/diner enjoys direct access to the garden via a patio door.

Upstairs, the first floor offers three well-proportioned bedrooms alongside a wet room.

Externally, the property benefits from an enclosed, low-maintenance rear garden with useful rear access.

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. There are also very good Welsh and English schools close by. Internal viewings are highly recommended!



**1066.00 sq ft**

### Entrance Porch

Entered via a pvc front door, tiled floor.

### Hall

coved ceiling, stairs to the first floor with understairs cupboard, wooden floor.

### Living/Dining Room

Double glazed bay window to the front and double glazed window to the rear, radiators, coved ceiling, wooden floors.

### Kitchen/Dining Room

Double glazed windows to the side and double glazed patio doors to the rear, wall and base units, stainless steel sink and drainer, a five ring gas hob with electric oven and grill, space and plumbing for dishwasher and a washing machine, space for fridge, cupboard housing the combination boiler, radiator, tiled floor.

### First Floor Landing

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

### 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 and to the side, radiator.

### Bathroom

Double obscure glazed window to the side,, walk in corner shower, w.c and wash hand basin, tiled walls, laminate floor.

### Rear

Enclosed by timber fencing and wall, garden shed, cold water tap, mainly paved.

### Front

A forecourt front.

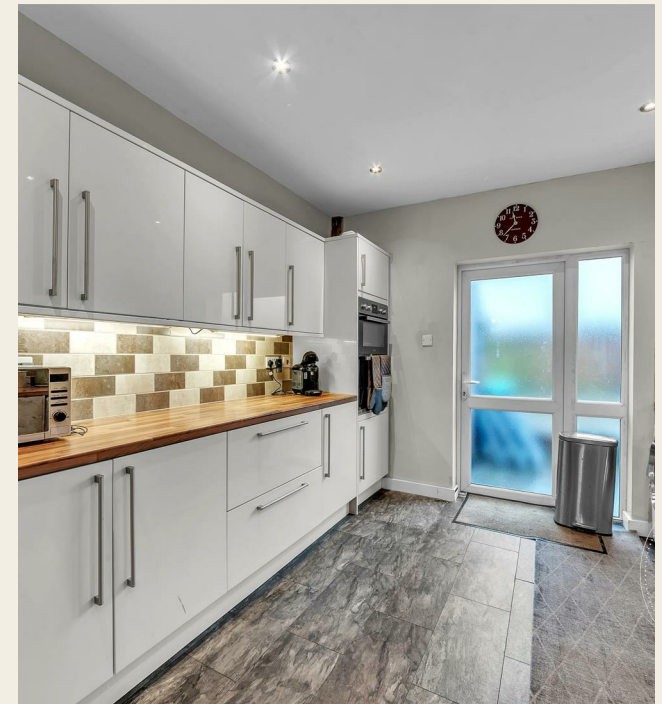
### Tenure

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

### 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
79		
England & Wales		EU Directive 2002/91/EC

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



