

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



REDCLIFFE AVENUE

VICTORIA PARK





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**ENTRANCE HALLWAY**

**LIVING ROOM**  
4.75m x 4.24m (15'7" x 13'10" )

**DINING ROOM**  
4.24m x 4.22m (13'10" x 13'10" )

**KITCHEN**  
1.74m x 3.34m (5'8" x 10'11" )

**LAUNDRY / UTILITY**

**TO THE FIRST FLOOR**

**BEDROOM ONE**  
4.72m x 4.23m (15'5" x 13'10" )

**BEDROOM TWO**  
4.24m x 4.22m (13'10" x 13'10" )

**BEDROOM THREE / OFFICE**  
1.85m x 2.83m (6'0" x 9'3" )

**BATHROOM**  
1.63m x 1.57m (5'4" x 5'1" )

**GARDEN**  
low maintenance south facing garden  
with side access.

**TENURE**

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**COUNCIL TAX**

Band - D

**ADDITIONAL INFORMATION**

Offered to the market with No onward Chain  
Packed full of potential  
Less than 200 yards to Victoria Park  
Potential for loft and rear extension.



“ Packed full of potential in the loft and rear of the property to create a fantastic family home in the sought after area of Victoria Park. ”

Comments by - Mr Elliott Hooper-Nash







# REDCLIFFE AVENUE

VICTORIA PARK, CF5 1BQ - £270,000

3 bedrooms 1 bathroom(s) 1158.00 sq ft

**\*\*AUCTION\*\*\*\*** Please contact our partners at Seel and Co on 029 2037 0117

Please also be aware that there are similar properties within this area where viewings are also available, take a look at their website at [www.seelandco.com/auctions](http://www.seelandco.com/auctions)

If you require any further information please do not hesitate to contact us or Seel and Co directly for further details or an explanation of the auction process.

**PROPERTY SPECIALIST**  
**Mr Elliott Hooper-Nash**  
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 Director



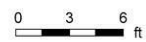
## 34 Redcliffe Ave, Victoria Park, CRF

Main Building: Total Interior Area: 1025.27 sq ft



Ground Floor

1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

