

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



VICTORIA AVENUE
VICTORIA PARK




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VICTORIA PARK, CF5 1ET - £425,000

A beautifully presented and much improved traditional terraced property located in this very sought after quiet cul-de-sac adjacent to Victoria Park. The accommodation comprises Entrance porch, hallway with beautiful original tiled floor, lounge with polished floorboards, and feature fireplace, dining room with slate tiled floor and French doors to the rear garden, contemporary fitted kitchen with gloss white units, granite worktops and integrated appliances, stylish fully tiled bathroom with 'jacuzzi' style bath. To the first floor is a stylish fully tiled shower room with multi-function shower cubicle, two double bedrooms and a single bedroom. There is a forecourt and an enclosed rear courtyard garden with a large single garage. The property has gas central heating and double glazed windows.

Tenure: Freehold
Council tax: Band E
EPC rating: D

Please see the VR tour and floor plan. Contact Jeff Hopkins for further details

 3 bedroom(s)  2 bathroom(s)  1022.00 sq ft

ENTRANCE PORCH

HALLWAY

LOUNGE

3.58m x 3.81m (11'9 x 12'6)

DINING ROOM

3.58m x 3.91m (11'9 x 12'10)

FITTED KITCHEN

2.18m x 6.05m (7'2 x 19'10)

BATHROOM

2.18m x 1.98m (7'2 x 6'6)

LANDING

BEDROOM 1

3.28m x 4.55m (10'9 x 14'11)

BEDROOM 2

3.53m x 3.23m (11'7 x 10'7)

BEDROOM 3

1.83m x 3.53m (6'0 x 11'7)

SHOWER ROOM

2.08m x 1.73m (6'10 x 5'8)

OUTSIDE

Front garden with low wall and gate. South facing rear courtyard garden with rear access and garage.

GARAGE

A large single garage with electric power and light. Roller shutter door opening onto Daisy Street.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

30 Victoria Ave, Victoria Park, CRF

Main Building: Total Interior Area: 1022.30 sq ft



0 4 8 ft

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.