

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



HALSBURY ROAD

VICTORIA PARK




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VICTORIA PARK, CF5 1FY - £425,000

No Chain.

Welcome to this charming property located on Halsbury Road, perfectly placed within walking distance of the popular Victoria Park. Extended to the rear, creating a large open plan kitchen/diner/living space, this would make a perfect family home. This delightful mid-terrace house boasts not only 2 reception rooms but also 3 bedrooms and 3 bathrooms, providing ample space for comfortable living.

Situated in a highly sought after location, this property offers the best of both worlds - a peaceful residential area while being conveniently close to amenities and parks. This property benefits from excellent nearby schools.

 3 bedroom(s)  3 bathroom(s)  1279.00 sq ft

PORCH

HALLWAY

W.C

0.71m x 1.73m (2'4 x 5'8)

UTILITY ROOM

1.73m x 1.96m (5'8 x 6'5)

LIVING ROOM

11'1 x 23'5

KITCHEN

4.57m x 5.31m (15 x 17'5)

DINING ROOM

3.91m x 2.62m (12'10 x 8'7)

LANDING

BATHROOM

2.41m x 1.65m (7'11 x 5'5)

BEDROOM

2.01m x 3.68m (6'7 x 12'1)

BEDROOM 2

3.23m x 3.35m (10'7 x 11)

ENSUITE

1.73m x 1.70m (5'8 x 5'7)

BEDROOM 3

2.69m x 3.86m (8'10 x 12'8)

WARDROBE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	69	
(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	



Halsbury Rd, Victoria Park, CRF

Main Building: Total Interior Area 1279.69 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.