



CONYBEARE ROAD

VICTORIA PARK





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VICTORIA PARK, CF5 1GD - £1,300 PCM

 2 bedroom(s)  1 bathroom(s)  sq ft

An opportunity to acquire a two double bedroom semi detached house in the popular residential area of Canton. The property features an entrance porch, two separate reception rooms, fitted kitchen with integrated oven and hob and space for fridge freezer, small utility area and fitted bathroom with shower over bath. There are two double bedrooms to the first floor. The property further benefits from gas central heating, UPVC double glazing and a spacious rear garden.

Council Tax Band is D
EPC - D

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

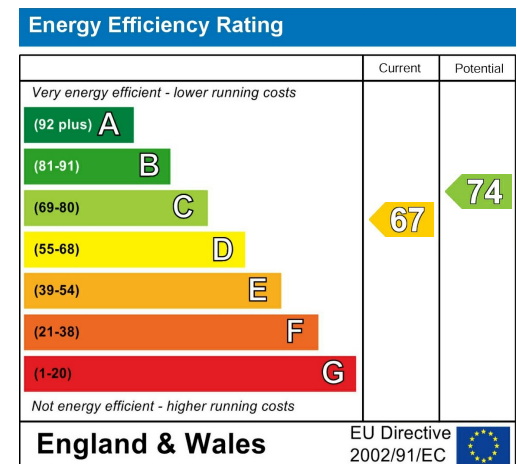
PROPERTY SPECIALIST

Ms Paige Wiseman
paige@jeffreyross.co.uk

Negotiator























ENTRANCE PORCH

The property is entered via half glazed UPVC double glazed door. UPVC double glazed Window to front. Tiled flooring.

LIVING ROOM

3.39 x 3.57 (11'1" x 11'8")

Entered via a glazed door. UPVC double glazed window to front. Flat plastered walls and ceilings. Two double radiators. Carpeted flooring. Panelled door leading to:

DINING ROOM

3.39 x 4.58 (11'1" x 15'0")

To the middle of the property featuring flat plastered walls and ceilings, two windows to kitchen, stairs rising to first floor. Half glazed door leading to:

KITCHEN

3.39 x 2.98 (11'1" x 9'9")

Newly fitted with a range of modern white units, glazed display eye level unit, with contrasting wood effect worksurfaces. Intergrated oven and electric hob with stainless steel extractor over. Stainless steel sink and drainer with mixer tap. White metro tiling to walls. Tiled flooring. UPVC double glazed window to rear. Obscured glass window to side elevation. Double radiator. Panelled door leading too:

UTILITY ROOM

1.84 x 2.1 (6'0" x 6'10")

Space for washing machine with worktop over. New combination boiler. Tiled flooring and radiator. Panelled door to:

BATHROOM

1.84 x 2.40 (6'0" x 7'10")

Newly fitted with a modern white suite comprising of panelled bath with mixer shower tap. Glass shower panel, wash hand basin with mixer tap and low level WC. Fully tiled walls and flooring. UPVC double glazed windows to side and rear elevation. Radiator.

LANDING

Carpeted flooring, doors leading to bedrooms one and two.

BEDROOM ONE

3.39 x 3.49 (11'1" x 11'5")

Double bedroom to front elevation. Built in storage cupboard in recess over the stairs. Double glazed UPVC window to front. Two radiators. Loft access.

BEDROOM TWO

3.39 x 3.46 (11'1" x 11'4")

To the rear of the property. Featuring storage cupboard in recess over

the stairs. UPVC double glazed window to rear elevation. Carpeted flooring. Two radiators

TENURE

We are informed that the property is freehold. This is to be confirmed by your legal advisor.

COUNCIL TAX

Band D

SCHOOL CATCHMENT

Radnor Primary School
Fitzalan High School

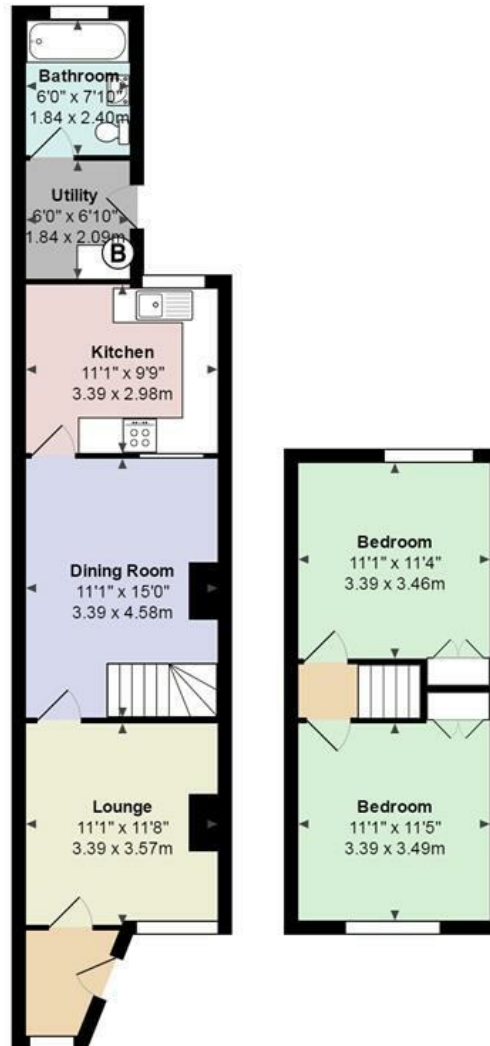
Ysgol Gymraeg Treganna

Ysgol Gyfun Gymraeg Plasmawr



Comments by Ms Paige Wiseman

Conybeare Road, Victoria Park



Total Area: 821 ft² ... 76.3 m²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross