



WINDWAY AVENUE

VICTORIA PARK









## WINDWAY AVENUE

VICTORIA PARK, CF5 1AP - £1,400 PCM



3 bedroom(s)



1 bathroom(s)



1007.00 sq ft

Just a short stroll from the popular Victoria Park is this fantastically presented three bedroom family home which offers a host of handsome original features. Entered via a gorgeous porch way with front garden, internally the property is extremely homely with two reception rooms and a large kitchen/diner. The hallway and two reception rooms are laid with a beautiful parquet flooring and both reception spaces are very spacious one benefiting from bay fronted windows and the other with double door access to the rear garden. The kitchen is located to the rear of the property and has been extended to make a useful kitchen / diner space, again with double door access into the garden. Upstairs are three bedrooms, two large double bedrooms and a third box room which could be used as either a single bedroom, nursery or study. The bathroom also benefits from a large walk in shower.

To the rear of the house is a great garden with patio and lawn area along with access to the GARAGE. Available furnished, this is a great rental property in a lovely part of Cardiff.

Video Tour (July 2020): [https://youtu.be/\\_2Z2nZfrZoY](https://youtu.be/_2Z2nZfrZoY)

EPC RATING of D  
COUNCIL TAX BAND of E

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

Mr Gwyn Davies  
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Lettings Manager












### Energy Efficiency Rating

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



































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Lovely Victoria Park family home.

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Comments by Mr Gwyn Davies



## Windway Avenue, Victoria Park



Total Area: 1007 ft<sup>2</sup> ... 93.6 m<sup>2</sup>

All measurements are approximate and for display purposes only



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