

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

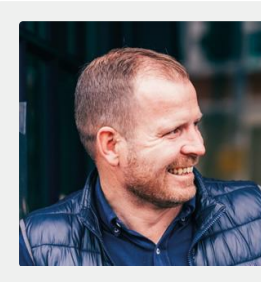
BRISTOL





This lovely detached home on Conybeare Road in Victoria Park, Cardiff, is a great find. With 861 sq ft of space, it offers two cosy reception rooms and three good-sized bedrooms —two upstairs and one on the ground floor. There are bathrooms on both levels, making life a bit easier for everyone.

Comments by Mr Elliott Hooper-Nash



Property Specialist
Mr Elliott Hooper-Nash
Director

Elliott@jeffreygross.co.uk



Conybeare Road, Canton, CF5 1GB
Total Area: 101.1 m² ... 1088 ft²
All measurements are approximate and for display purposes only

Brilliant 3 bedroom detached home on an impressively sized plot with lane access to the rear.

Comments by the Homeowner





Conybeare Road

Victoria Park, Cardiff, CF5 1GB

Asking Price

£375,000



3 Bedroom(s)



1 Bathroom(s)



861.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Nestled on the charming Conybeare Road in the desirable area of Victoria Park, Cardiff, this beautifully presented detached house offers a rare opportunity for those seeking a comfortable family home. Spanning an impressive 861 square feet, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

The house features three well-proportioned bedrooms, (Two to the first floor and one on the ground floor) providing ample space for family living or accommodating guests. The bathroom facilities are conveniently located on the ground and first floor, ensuring ease of access for all residents.

One of the standout features of this property is the potential for extension, allowing you to tailor the home to your specific needs and preferences. The outdoor space is equally appealing, with parking available for two vehicles, a valuable asset in this sought-after location.

Victoria Park is known for its vibrant community and picturesque surroundings, making it an ideal place for families and professionals alike. With its blend of modern comforts and classic charm, this detached home is a must-see for anyone looking to settle in this lovely part of Cardiff. Don't miss the chance to make this delightful property your own.

CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk



Living Room 13'1" x 16'7" (4m x 5.07m)	Garden Large West facing garden with lane and side access
Dining Room 11'5" x 9'7" (3.49m x 2.94m)	Driveway Parking for 1 car
Bedroom Three 11'7" x 7'4" (3.55m x 2.24m)	Tenure We advised by our client that the property is Freehold this is to be confirmed by your legal advisor.
Kitchen 19'0" x 6'0" (5.81m x 1.84m)	Council Tax Band - E
WC / Utility 7'8" x 6'0" (2.34m x 1.84m)	School Catchment My English medium primary catchment area is Radnor Primary School (year 2024-25) My English medium secondary catchment area is Fitzalan High School (year 2024-25) My Welsh medium primary catchment area is Ysgol Gymraeg Treganna (year 2024-25) My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)
To the First Floor	
Bedroom One 13'3" x 8'10" (4.06m x 2.71m)	
Bedroom Two 8'3" x 7'5" (2.52m x 2.27m)	
Bathroom 11'4" x 9'8" (3.47m x 2.96m)	
Outbuildings 16'0" x 8'9" (4.9m x 2.69m) Plenty of potential to create your own home office, currently used for storage.	









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	47	81
(81-91) B		
(69-80) C		
(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

