Forrest Road

VICTORIA PARK, CARDIFF, CF5 1HQ

GUIDE PRICE £345,000

Hern & Crabtree



Forrest Road

Perfectly positioned on the ever-popular Forrest Road, directly adjacent to Victoria Park, this beautifully modernised three-bedroom red-brick mid-terrace home offers stylish, spacious accommodation, making it an ideal choice for first-time buyers and growing families alike. Thoughtfully updated throughout, the property is ready for its next owners to move straight in and enjoy.

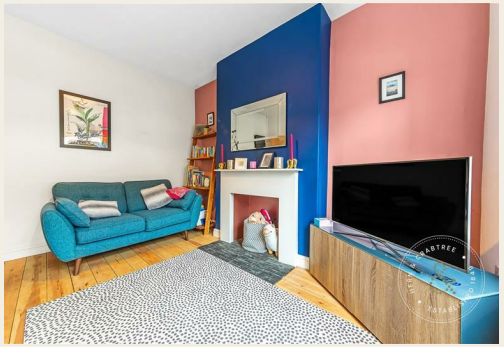
The ground floor comprises an entrance hall, a welcoming lounge, a separate sitting room and an impressive open-plan kitchen/diner, complete with French doors opening onto the rear garden. A convenient cloakroom completes the ground-floor accommodation.

To the first floor are three generously proportioned bedrooms and a family bathroom.

Externally, the property benefits from a beautifully maintained, private rear garden, providing an ideal space for relaxing, entertaining and enjoying the warmer months.

Forrest Road is a highly sought-after location, with Victoria Park right on the doorstep and Canton's vibrant hub of independent cafés, restaurants, shops and amenities just a short walk away. Cardiff city centre is approximately two miles away, with excellent public transport links available via both bus and rail.











Approx 1102.00 sq ft

Council Tax Band: D

Entrance Porch
Entered via a pvc front door, half tiled walls.

Hall
Entered via a wood front door, stairs to the first floor, coved ceiling, dado rail, radiator, wooden floor.

Living Room
Double glazed window to the front, vertical radiator, fireplace with wooden mantle and surround and tiled hearth, wooden floor.

Dining Room
Double glazed window to the rear, built in cupboard, fireplace with stone mantle and cast iron hearth, radiator, wooden floor.

Kitchen
Double glazed patio doors to the rear, double glazed window to the side, wall and base units with worktop over, stainless steel sink and drainer, a four ring gas hob with integrated oven and separate grill, integrated dishwasher, integrated washing machine, integrated fridge and freezer, vertical radiator, tiled floor.

Utility Space
Housing the combination boiler.

Cloakroom
Fitted with w.c and wash hand basin, tiled floor.

First Floor Landing
Stairs from the entrance hall, dado rail. access to loft space.

Bedroom One
Twin double glazed windows to the front, radiator, fireplace with cast iron surround and slate hearth, wooden floors.

Bedroom Two
Double glazed window to the rear, radiator, fireplace with cast iron surround and slate hearth.

Bedroom Three
Double glazed window to the rear, radiator, cast iron fireplace with slate hearth.

Bathroom
Double obscure glazed window to the side, bath with shower over, w.c and wash hand basin, heated towel rail, wooden floor.

Garden
Enclosed by brick wall, gate to the rear lane, patio area, raised wooden area, lawn.

Front
A forecourt front with low rise brick wall, pedestrian gate.

Additonal information
Please note , the fireplaces are not working

Tenure
We have been advised by the seller that the property is freehold and the council tax band is D.

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





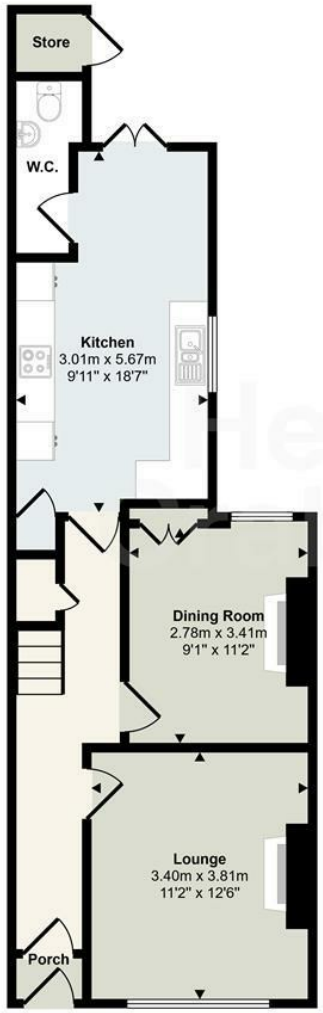




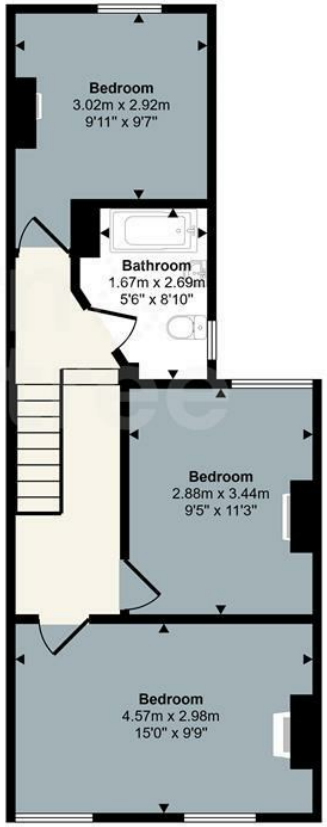


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Approx Gross Internal Area
102 sq m / 1102 sq ft

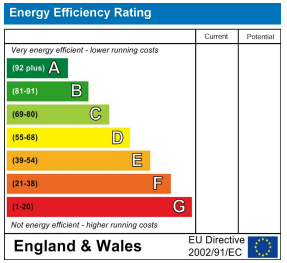


Ground Floor
Approx 54 sq m / 583 sq ft



First Floor
Approx 48 sq m / 519 sq ft





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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