

Fairfield Avenue

VICTORIA PARK, CARDIFF, CF5 1BS

GUIDE PRICE £375,000

Hern &
Crabtree



Fairfield Avenue

A wonderful three double bedroom mid-terrace home, beautifully blending period character with modern stylish feel throughout. Immaculately presented and ready for its next occupier to move straight in, this property offers spacious and versatile accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hall, a bright and elegant lounge featuring a charming bay window, and a second sitting room with french doors opening directly onto the rear garden, perfect for entertaining or relaxing and a fitted kitchen.

To the first floor are two generously sized double bedrooms and a well-appointed family bathroom. Stairs rise to the converted loft, which provides an impressive third double bedroom.

Externally, the property benefits from a good-sized, low-maintenance rear garden with convenient rear lane access.

Fairfield Avenue remains highly sought-after due to its close proximity to the green open spaces of Victoria Park and the vibrant amenities of Canton, including a variety of cafés, restaurants and independent shops. Cardiff city centre is just over two miles away, with excellent public transport links easily accessible.



1073.00 sq ft

Entrance

Storm Porch. Entered via a pvc door into the hallway.

Hallway

Stairs to the first floor with open understairs storage. Coved ceiling. Picture rail. Radiator. Parquet flooring.

Living Room

Double glazed bay window to the front. Coved ceiling. Picture rail. Radiator. Parquet flooring. Feature fireplace with wooden surround and marble hearth.

Dining Room

Double glazed patio doors to the rear. Radiator. Parquet flooring. Built in shelving.

Kitchen

Double glazed door to the rear. Galley style kitchen fitted with wall and base units with laminate work surfaces. Tiled splashback, Four ring gas hob and electric oven. Integrated freezer, freezer and washing machine.

FIRST FLOOR

Landing

Stairs from entrance hall with wooden banister. Picture rail.

Bedroom One

Double glazed window to the front. Radiator. Picture rail. Two built in wardrobes.

Bedroom Two

Double glazed window to the rear. Picture rail. Fitted wardrobe. Radiator, the boiler is situated in this room.

Bathroom

Obscure double glazed window to the rear. Bath with shower, wash hand basin and low level w/c. Heated towel rail. Tiled walls and floor.

Inner hallway

Double glazed window to the front. Radiator. Stairs to the third bedroom.

Bedroom Three

Double glazed skylight window to the rear. Storage into the eaves.

Rear Garden

Enclosed rear garden with brick wall and timber fencing. Pedestrian wooden gate to the rear. Raised decking area. Path to the rear.

Outside W.c

With w.c and wash hand basin.

Front

Paved front forecourt. Low rise wall with iron gate.

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.

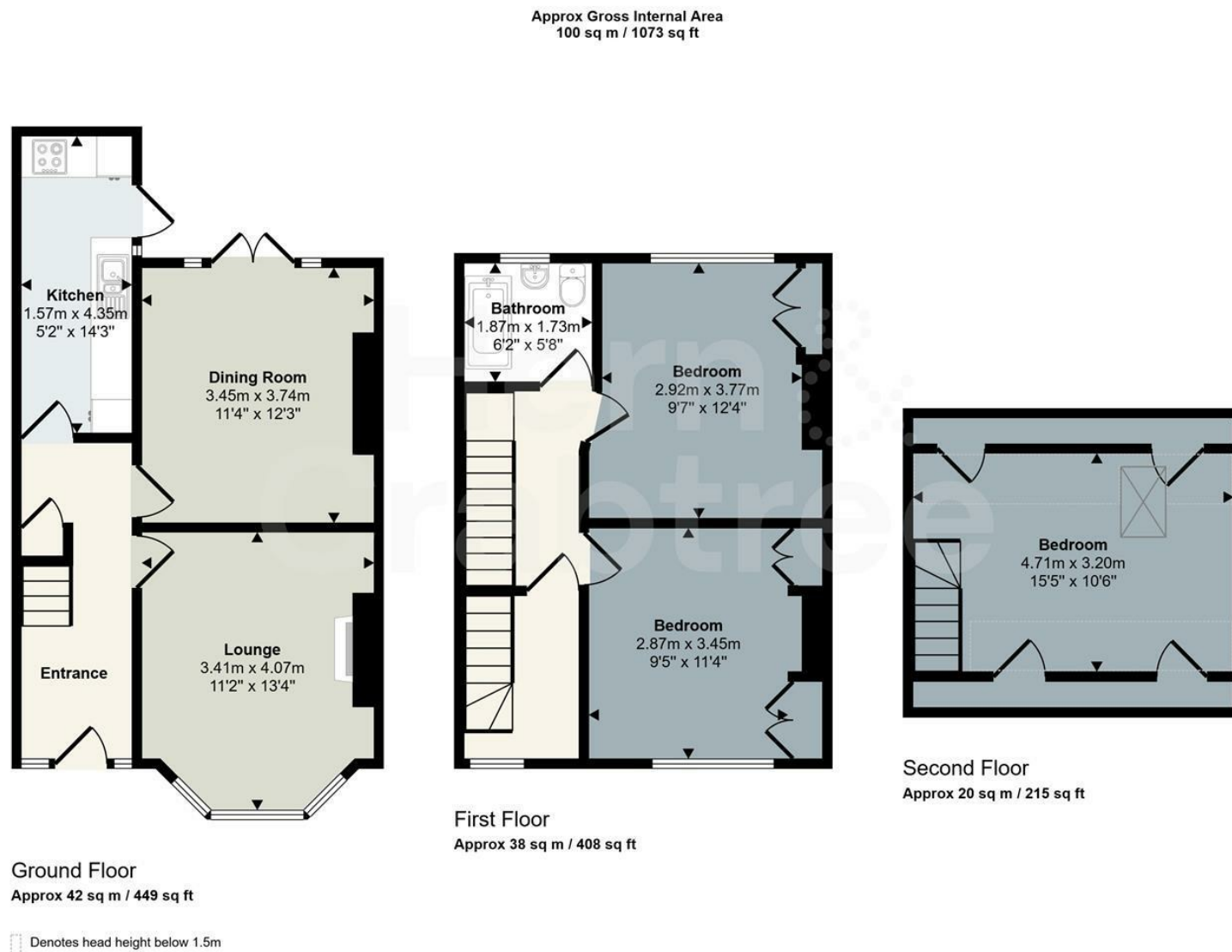
Additional Information

Epc - D

Council Tax - D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Good old-fashioned service with a modern way of thinking.



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