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Windway Avenue, Cardiff

OFFERS OVER £300,000 Freehold

A fantastic opportunity to purchase a three bedroom mid terrace home located just a short stroll from Victoria Park. The home requires updating and has bags of potential to bring back the original character with modern decor.

SCAN ME



Situated within a highly sought-after residential location close to Victoria Park, this attractive double bay-fronted mid-terrace residence presents a rare opportunity to acquire a substantial family home with exceptional potential. Offering generous proportions throughout and retaining much of its original character, the property provides the perfect canvas for purchasers looking to create a bespoke home tailored to their own tastes and requirements.

The accommodation extends across two floors and comprises two well-proportioned reception rooms, offering flexible living and entertaining space ideal for modern family life. The bay-fronted principal reception room enjoys an abundance of natural light, while the second reception room provides excellent additional living, dining or family space. The kitchen offers scope for redesign and reconfiguration, with potential to create a stunning open-plan living environment, subject to any necessary consents.

To the first floor, there are three bedrooms, including two generous doubles and a further well-sized single bedroom, making the property ideally suited to growing families, professional couples or those requiring home-working space. The family bathroom completes the internal accommodation.

Externally, the property benefits from an enclosed rear garden, offering excellent potential for landscaping and outdoor entertaining. Subject to the relevant planning permissions and building regulations, there is also scope to extend and further enhance the accommodation, allowing purchasers to maximise the property's already impressive footprint and create a home to meet evolving family needs.

While requiring a programme of updating and modernisation, the property's size, layout and location combine to offer an exciting opportunity to add significant value. Whether sympathetically restored to celebrate its period features or transformed into a contemporary family residence, the possibilities are extensive.

Victoria Park and a wide range of local amenities, schools, transport links and everyday conveniences are all within easy reach, further enhancing the appeal of this excellent home.

Properties of this nature, in such a desirable location and with such outstanding potential, rarely come to the market. Early viewing is highly recommended to fully appreciate the space, character and opportunity on offer.

Location & Lifestyle

Windway Avenue is located on one of Cardiff's most sought-after residential areas, offering a real sense of community while being close to everything you need. There are a wide range of shops, supermarkets, and retail parks close by for everyday essentials and convenience and you can choose from the many cosy coffee shops to popular family restaurants and pubs, there's no shortage of places to eat, drink, and relax. Several local parks and play areas are nearby, making it ideal for families, dog walkers, or anyone who loves the outdoors.

Schools & Education

Families have access to a variety of well-regarded schools in the area, both English and Welsh-medium: Primary Schools – Local English and Welsh primary schools within walking distance. Secondary Schools – A choice of highly rated English and Welsh secondary schools serve the area. Cardiff also offers private schooling options, giving parents complete flexibility.

Transport & Connectivity

Windway Avenue offers superb links across Cardiff and beyond: Excellent bus services which can conveniently take you into Cardiff city centre, to North Cardiff and the Vale. Easy access to the A48 and M4, perfect for commuters. Cardiff Central train station just a short drive away for city and regional connections. Cardiff Airport approx. 25 minutes away.

Features

- Double bay-fronted mid-terrace family home
- Sought-after location close to Victoria Park
- Two spacious reception rooms
- Three well-proportioned bedrooms
- Excellent scope for modernisation and improvement
- Potential to extend (subject to necessary consents)
- Generous accommodation throughout
- Enclosed rear garden
- Ideal family home with long-term potential
- Opportunity to add significant value
- No onward chain

Be first in line to view and secure this fantastic opportunity. Secure your slot on our exclusive Launch Day!

Contact Olivia Louise Estate Agents today to book your private viewing and take the first step towards making Windway Road your new home. 02920 575 631 or email sales@olivia-louise.co.uk

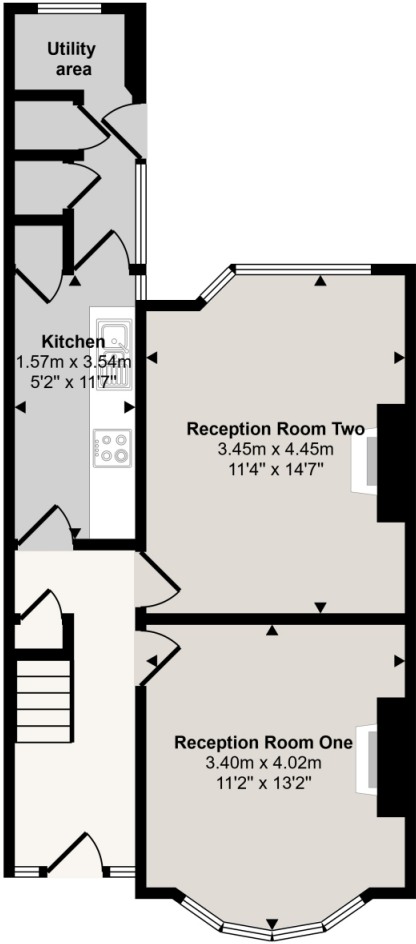
Need Mortgage Advice? Whether you're a first-time buyer, an investor, or looking for a long-term mortgage solution, we can connect you with trusted mortgage advisers to help you explore the best options. From FTB mortgages to BTL and LTB products, there's a wide range of solutions available. Opportunities like this don't come along often in such a desirable area.

ADDITIONAL INFORMATION

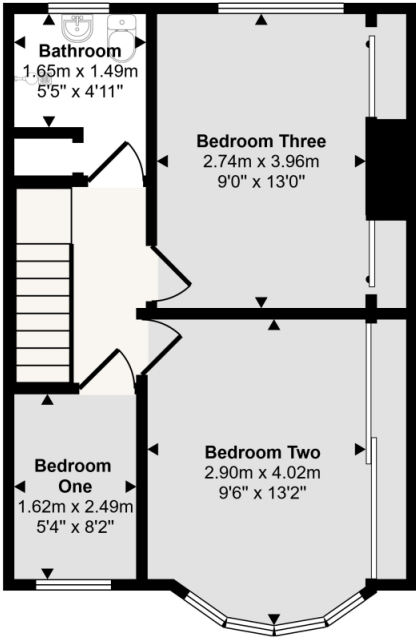
Buyers are required to pay a non-refundable AML administration fee of £30 inc vat, per buyer after their offer is accepted to proceed with the sale.



Approx Gross Internal Area
87 sq m / 941 sq ft



Ground Floor
Approx 48 sq m / 516 sq ft

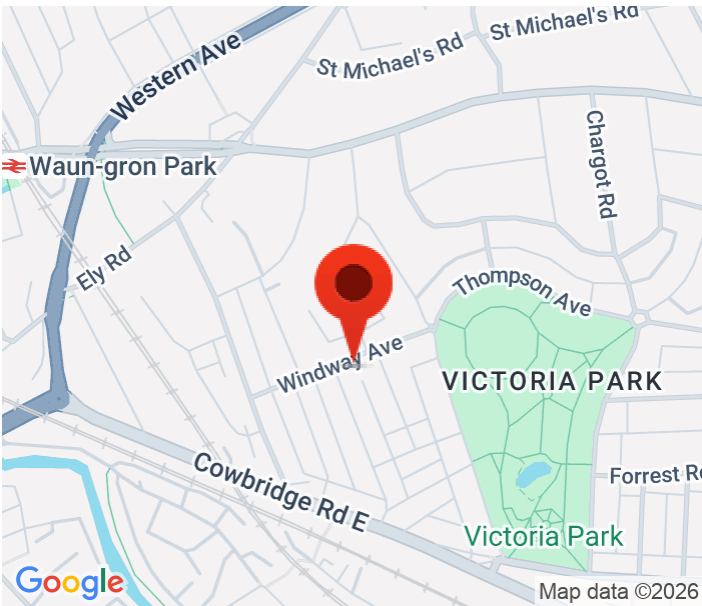


First Floor
Approx 39 sq m / 425 sq ft

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Windway Avenue, Cardiff



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.