

Halsbury Road

VICTORIA PARK, CARDIFF, CF5 1FY

GUIDE PRICE £385,000

**Hern &
Crabtree**



Halsbury Road

An immaculately presented mid-terrace residence, enviably positioned just moments from the popular Victoria Park. The property has been thoughtfully extended to the rear, creating a bright and spacious open-plan layout ideal for modern living.

The ground floor comprises a welcoming Entrance Hall, a Sitting Room, a separate Lounge leading into a generous L-shaped Kitchen/Diner featuring patio doors that lead directly onto the rear garden.

Upstairs, the first floor offers three bedrooms alongside a stylish, modern family bathroom. Externally, the property benefits from a good-sized, enclosed rear garden providing a wonderful outdoor space.

Situated on Halsbury Road, the home is perfectly placed to enjoy Canton's wide range of shops, cafés, and restaurants, as well as the green open spaces of Victoria Park. The area is well served by public transport links to Cardiff city centre and offers convenient access to the M4 via the A48.



1039.00 sq ft

Entrance

Entered via a pvc door into the hallway.

Hallway

Stairs to the first floor with open understairs storage. Large storage cupboard. Wooden flooring. Radiator.

Sitting Room

Double glazed window to the front with shutters. Coved ceiling. Picture rail. Radiator. Wooden flooring. Built in storage into the alcoves.

Lounge

Wooden flooring. Radiator. Built in storage into the alcoves.

Kitchen/Diner

Double glazed patio doors to the rear. Skylights to the rear. Radiator. Wooden flooring. The kitchen is fitted with wall and base units with laminate worksurfaces and tiled splash backs. Integrated five ring gas hob, Integrated oven and grill. Integrated fridge freezer, washing machine and dishwasher. Sink and drainer. Radiator.

FIRST FLOOR

Landing

Loft access hatch. Wooden banister.

Bedroom One

Double glazed window to the front. Radiator. Picture rail.

Bedroom Two

Double glazed window to the rear. Radiator.

Bedroom Three

Double glazed window to the front. Radiator.

Bathroom

Obscure double glazed window to the rear. Bath with shower, w/c and wash hand basin. Tiled walls and floor. Radiator.

OUTSIDE

Front

Enclosed with hedge borders.

Rear Garden

Enclosed rear garden with wooden. Gate leading out to the rear. Paved sitting area and path. Lawn with hedge border. Cold water tap.

Additional Information

Council Tax - E

Epc -

Disclaimer

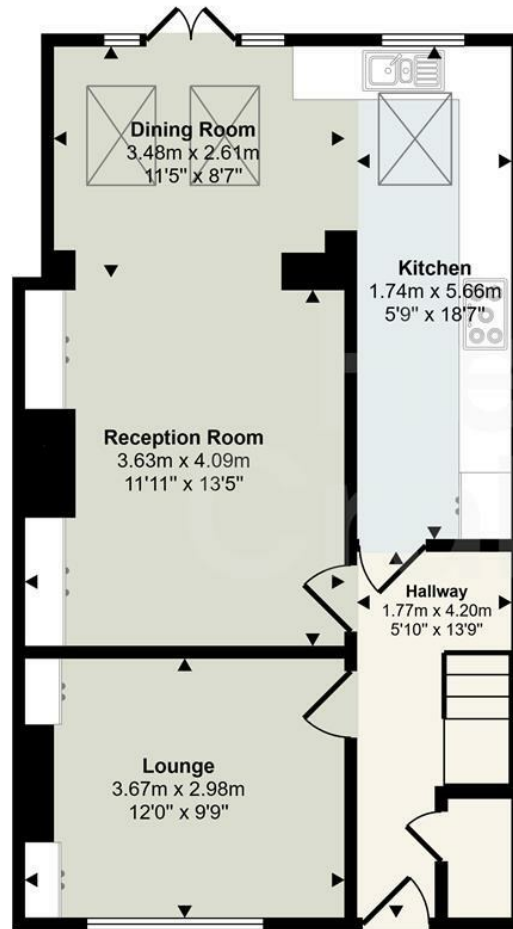
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

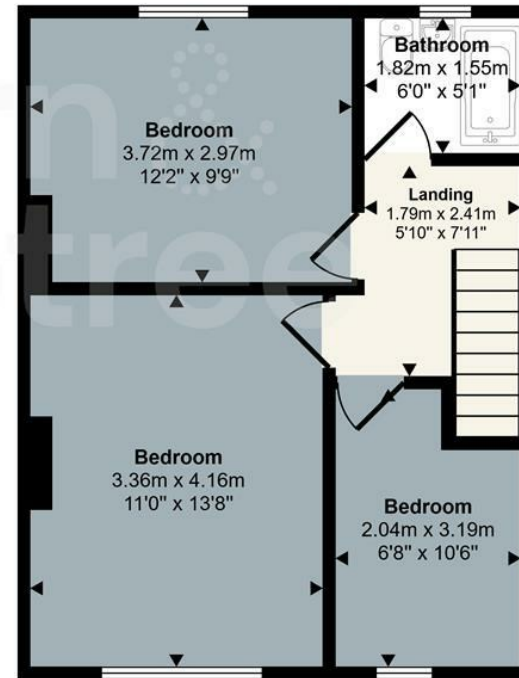




Approx Gross Internal Area
97 sq m / 1039 sq ft



Ground Floor
Approx 55 sq m / 597 sq ft



First Floor
Approx 41 sq m / 442 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		
(92-100) A		
(81-91) B		
(69-80) C	76	80
(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

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

