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CARDIFF

VALE

CAERPHELLY

BRISTOL



*Victoria Avenue*



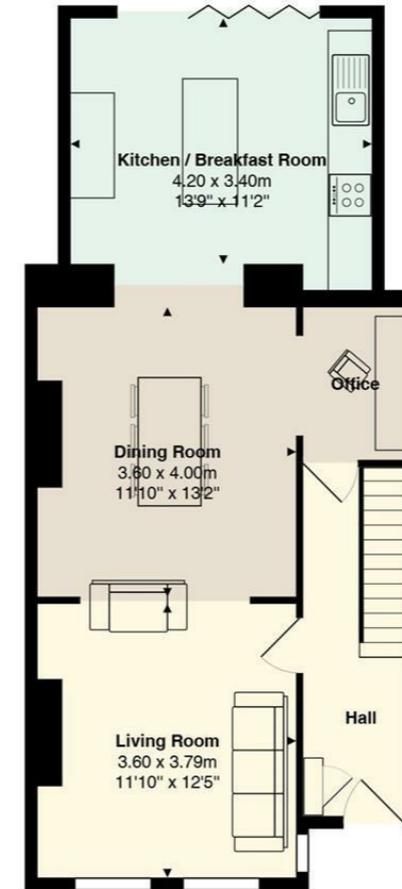
*A well presented home in one of Cardiff most desirable areas.*

Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
 Valuer

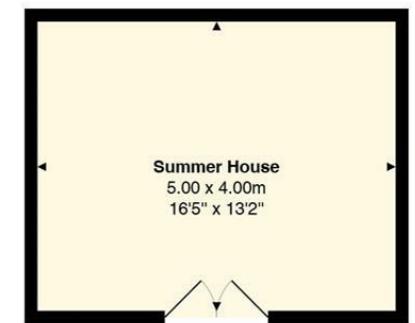
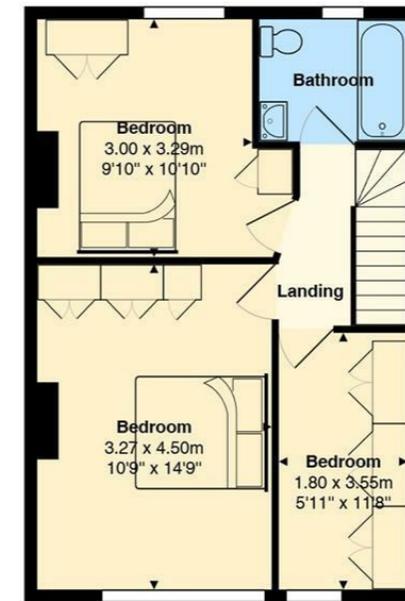
[ruby@jeffreygross.co.uk](mailto:ruby@jeffreygross.co.uk)



**Victoria Park Avenue**

Total Area: 97.0 m<sup>2</sup> ... 1044 ft<sup>2</sup> (excluding summer house)

All measurements are approximate and for display purposes only



Comments by the Homeowner





# Victoria Avenue

, Cardiff, CF5 1ET

Guide Price

£450,000



3 Bedroom(s)



1 Bathroom(s)



1044.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

Set within the sought-after Victoria Park area of Cardiff, this beautifully presented terraced home on Victoria Avenue combines stylish modern living with everyday comfort. Offering three generously sized bedrooms, it's perfectly suited to families or buyers in need of additional space.

The property has been thoughtfully extended and refurbished on the ground floor, creating a bright and spacious layout that enhances both functionality and flow. The reception room provides a warm and welcoming setting, ideal for relaxing or entertaining, while two well-appointed bathrooms add a practical touch for busy households.

Positioned on a quiet residential street, the home enjoys a peaceful setting while remaining within easy reach of local amenities and the vibrant Victoria Park community. The area is renowned for its green spaces and friendly neighbourhood feel, making it a highly desirable place to live.

Beautifully maintained and ready to move into, this property presents an excellent opportunity to secure a home in a prime location. With its blend of character, space, and modern finishes, it's sure to appeal to a wide range of buyers.



**Hall**

**Living Room 11'10 x 12'5 (3.61m x 3.78m)**

**Dining Room 11'10 x 13'10 (3.61m x 4.22m)**

**Kitchen 13'9 x 11'2 (4.19m x 3.40m)**

**Landing**

**Bedroom 1 10'9 x 14'9 (3.28m x 4.50m)**

**Bedroom 2 9'10 x 10'10 (3.00m x 3.30m)**

**Bedroom 3 5'11 x 11'8 (1.80m x 3.56m)**

**Bathroom**

**Garden**

**Summer House 16'5 x 13'2 (5.00m x 4.01m)**

**EPC**

RATING TBC

**Council tax**

Band E

**School Catchment**

My English medium primary catchment area is Radnor Primary School

My English medium secondary catchment area is Fitzalan High School

My Welsh medium primary catchment area is Ysgol Gymraeg Treganna

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr

**Tenure**

Freehold. This is to be confirmed by your legal representative.





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

