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CARDIFF

VALE

CAERPHILLY

BRISTOL

Forrest Road

CANTON



A great starter home for first time buyers, in a superb area.

Comments by Mrs Ruby Ledley



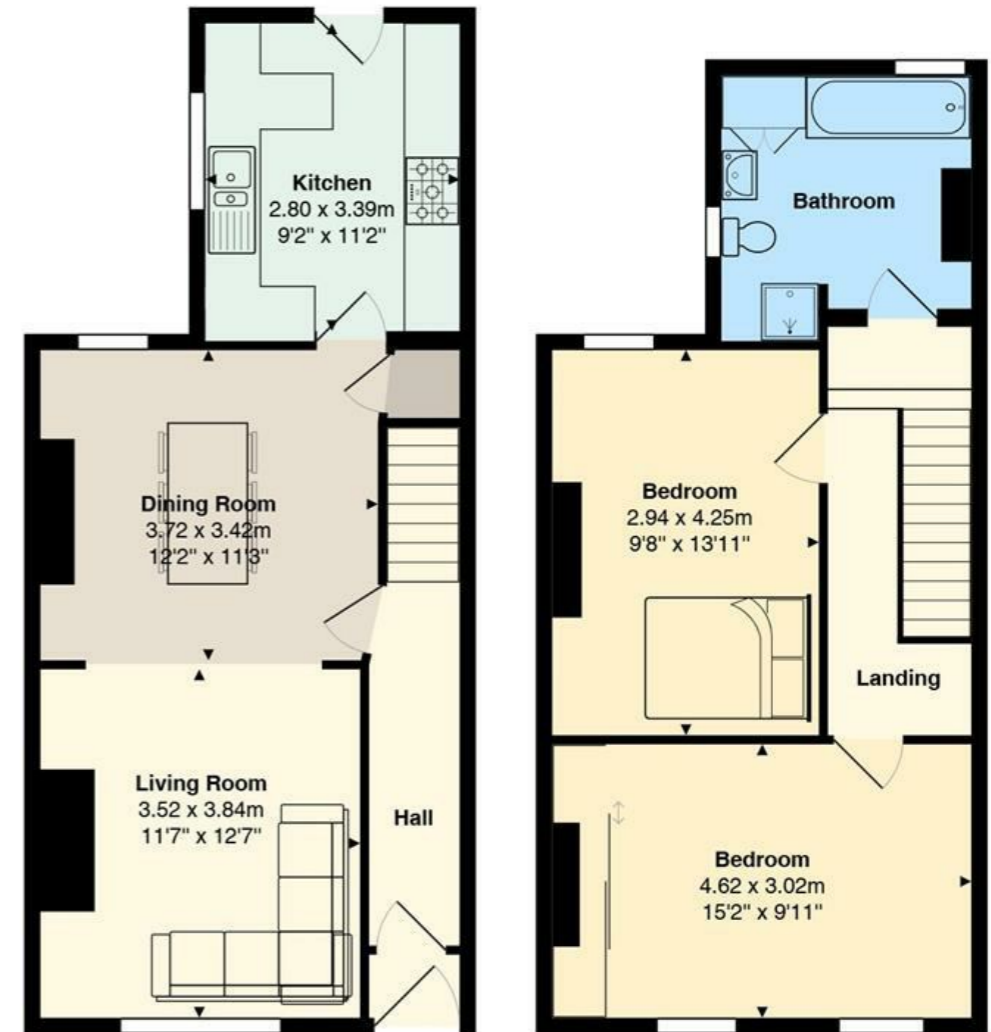
Property Specialist
Mrs Ruby Ledley
 Valuer

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Comments by the Homeowner

Forrest Road



Total Area: 86.4 m² ... 930 ft²

All measurements are approximate and for display purposes only



Forrest Road

Canton, Cardiff, CF5 1HR

Guide Price

£320,000



2 Bedroom(s)



1 Bathroom(s)



1033.34 sq ft



Contact our
Pontcanna Branch

02920 499680

Welcome to Forrest Road, a charming mid-terrace home offering a wonderful blend of comfort, space, and convenience. Extending to approximately 1,033 sq ft, this well-presented property features two spacious double bedrooms, making it an excellent choice for couples, small families, or anyone looking for extra living space.

One of the property's standout features is its superb location, just moments from Victoria Park and the wide range of amenities, cafés, and green spaces the area has to offer. Outside, the home benefits from a beautifully maintained, low-maintenance garden — a practical and inviting space perfect for relaxing or entertaining.

Offered to the market chain-free, the property provides an excellent opportunity for buyers seeking a smooth and straightforward purchase.

Situated in a sought-after area of Cardiff, this attractive home combines character, practicality, and a fantastic location, and is sure to appeal to a wide range of buyers.



Hall

My English medium primary catchment area is Lansdowne Primary School
Radnor Primary School

Living Room 11'7 x 12'7 (3.53m x 3.84m)

My English medium secondary catchment area is Fitzalan High School

Dining Area 12'2 x 11'3 (3.71m x 3.43m)

My Welsh medium primary catchment area is Ysgol Gymraeg Treganna

Kitchen 9'2 x 11'2 (2.79m x 3.40m)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr

Landing

Bedroom 1 15'2 x 9'11 (4.62m x 3.02m)

Bedroom 2 9'8 x 13'11 (2.95m x 4.24m)

Bathroom

Council Tax

Band

EPC

Rating D

Tenure

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

School Catchment

CARDIFF

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CAERPHILLY

BRISTOL





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

