

Redcliffe Avenue

VICTORIA PARK, CARDIFF, CF5 1BQ

GUIDE PRICE £350,000



Redcliffe Avenue

A traditional double bay fronted, three-bedroom mid-terrace home, ideally positioned on the ever-popular Redcliffe Avenue, just moments from Victoria Park.

Full of charm and character, this delightful property offers spacious and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, a bright bay-fronted lounge, and a generous dining room that flows seamlessly into the L shaped kitchen. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from an enclosed rear garden.

Redcliffe 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.



1071.00 sq ft

Entrance

Entered via a porch. Stairs to the first floor with open understairs storage, radiator, tiled floor.

Living Room

Double glazed bay window to the front, radiator, coved ceiling, picture rail, wooden floors.

Dining Room

Double glass panel doors opening up to the kitchen, radiator, wooden flooring.

Kitchen

Double glazed window to the rear, a pvc door to the rear garden, kitchen fitted with a range of wall and base units with worktop over, ceramic sink and drainer, space and plumbing for a washing machine, a four ring AEG induction hob, integrated oven and grill combi, radiators, tiled floor,

First Floor Landing

Stairs rise up from the hall, access to loft space.

Bedroom One

Double glazed bay window to the front, radiator, picture rail.

Bedroom Two

Double glazed window to the rear, radiator, large cupboard housing the combination boiler.

Bedroom Three

Double glazed window to the front and side.

Bathroom

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls and tiled floor.

Rear Garden

Enclosed by brick wall, paved garden, cold water tap.

Front

A forecourt front with stone chippings, low rise wall.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is E

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.

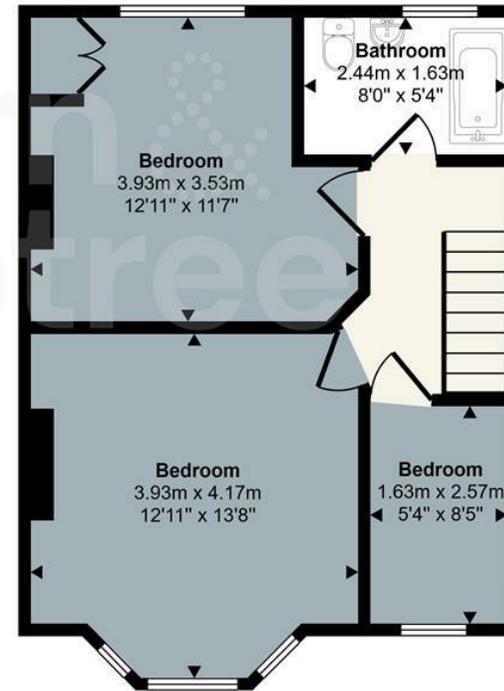




Approx Gross Internal Area
99 sq m / 1071 sq ft



Ground Floor
Approx 57 sq m / 614 sq ft



First Floor
Approx 43 sq m / 458 sq ft

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			
		70	79
England & Wales		EU Directive 2002/91/EC	

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.

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