

# Fairfield Avenue

VICTORIA PARK, CARDIFF, CF5 1BR

GUIDE PRICE £395,000

**Hern &  
Crabtree**





# Fairfield Avenue

This excellent home on Fairfield Avenue is situated a stones throw away from Victoria Park. The property has been lovingly modernised and extended by the current owners, transforming it throughout to offer an inviting, warm and modern home with a nod to the original period.

The entrance hall provides an immediate sense of space and style with tiled flooring leading to the bright and airy living room to the front of the house. There is a modern shaker style fitted kitchen that opens up seamlessly into the open-plan sitting/dining room that is a great size, with bi folding doors leading out into the rear garden, perfect for relaxing or entertaining. There is also a handy utility room for all your laundry needs with a further downstairs w.c. The first floor offers three bedrooms and a modern bathroom.

The location could not be better, with all the amenities Canton and Victoria Park has to offer right on your doorstep. With excellent schools, shops, restaurants and leisure facilities available nearby, this property is sure to be popular.

Canton is a vibrant suburb of Cardiff located just one mile from the city centre, and is bordered by Victoria Park and the River Ely. It has a wide variety of independent shops, cafes and restaurants as well as a greengrocer and butcher. There are plenty of parks and green spaces including Victoria Park, Thompson Park, and Bute Park a little further afield, making it great for families or anyone who enjoys outdoor activities. The area is also well connected to other parts of the city via public transport links such as bus routes and train stations.



sq ft

### Entrance Porch

Storm porch. Entered via a pvc door into the porch. Tiled floor. Tiled walls. Wooden door into the hallway.

### Hallway

Coved ceiling. Picture rail. Dado rail. Radiator. Tiled flooring. Stairs to the first floor.

### Cloakroom

Tiled flooring. Wash hand basin and w/c. Heated towel rail.

### Living Room

Double glazed bay window to the front. Coved ceiling. Picture rail. Wood laminate flooring. Feature cast iron fireplace with wooden mantle and tiled hearth. Built in shelving.

### Kitchen

Double glazed window. The kitchen is fitted with wall and base units with worktops. Space for a Range cooker. Ceramic sink and drainer. Integrated dishwasher. Radiator. Wood laminate flooring. Squared off archway to the dining room.

### Sitting/Dining Room

Double glazed sky light windows to the rear and double glazed Bi fold doors to the rear garden, Radiator. Wood laminate flooring.

### Utility

Space and plumbing for a washing machine and tumble dryer. Continuation of wood laminate flooring.

### FIRST FLOOR

Stairs from the entrance hall. Dado rail.

### Landing

Wooden Bannister. Loft access hatch.

### Bedroom One

Double glazed bay window to the front. Radiator.

### Bedroom Two

Double glazed window to the rear. Radiator. Built in storage cupboards.

### Bedroom Three

Double glazed window to the front. Radiator.

### Bathroom

Obscure double glazed window to the rear. Bath with shower, wash hand basin and w/c. Tiled walls and flooring. Heated towel rail.

### OUTSIDE

#### Front

Enclosed with low rise brick wall and hedge. Gate and path leading to the front door.

#### Rear Garden

Enclosed rear garden with brick wall and fencing. Paved sitting area. Path leading to the rear lane gate. Out building with power. Power points.

### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

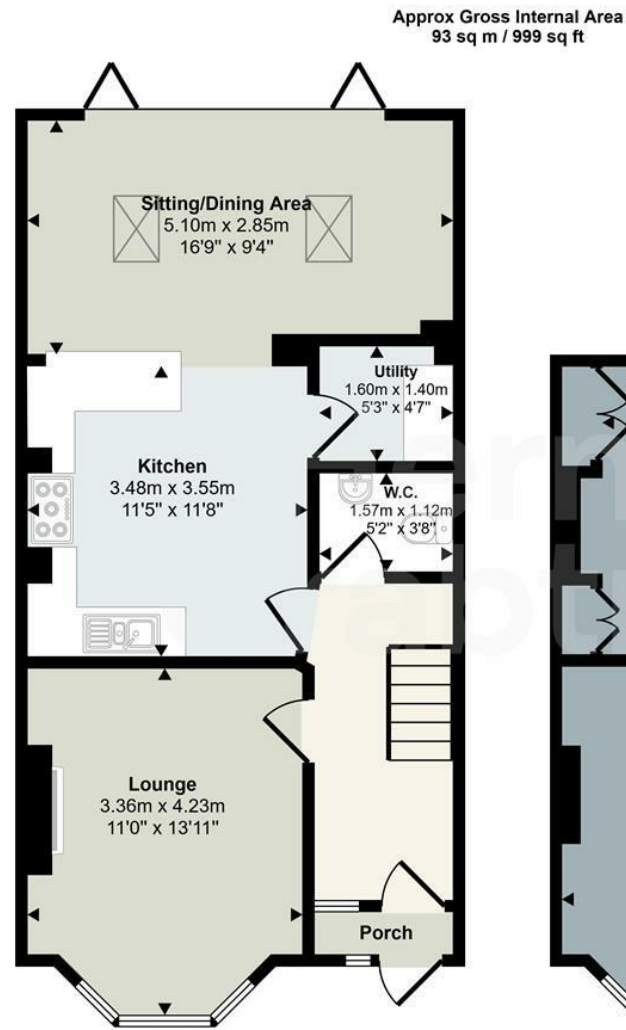
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

### Additional Information

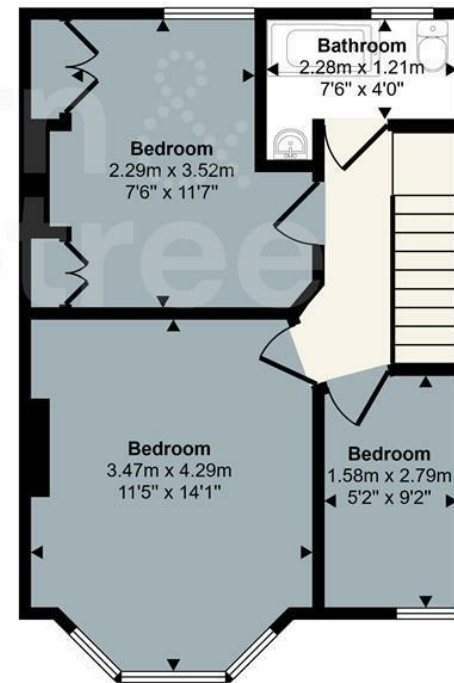






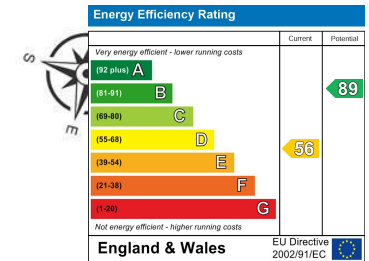


Ground Floor  
Approx 54 sq m / 582 sq ft



First Floor  
Approx 39 sq m / 418 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.



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





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