

Thompson Avenue

VICTORIA PARK, CARDIFF, CF5 1EY

OFFERS IN EXCESS OF £600,000

**Hern &
Crabtree**



Thompson Avenue

No Chain. Situated on the cusp between Victoria Park and Llandaff is this rarely available corner plot on Thompson Avenue. This larger-than-average four double bedroom semi-detached property offers a fantastic opportunity to secure a charming period home in one of Cardiff's most desirable locations. With direct views across Victoria Park, this handsome 1920s double bay-fronted property is bursting with character and potential.

Lovingly maintained over the years, the home retains many original features and offers the perfect canvas for buyers looking to put their own stamp on a traditional property. The generous layout and superb location make this an exciting prospect for families and those seeking a home with both space and charm.

The spacious accommodation briefly comprises: Large Entrance Hall, Dining Room, Sitting Room, Breakfast Room, Fitted Kitchen, Handy Utility Area and a W.C to the ground floor. To the first floor are Four Double Bedrooms and a Bathroom Room with a separate W.C. The property further benefits from a generous wrap around rear garden with a garden room housing a full size snooker table, car port and lane access to the rear.

Thompson Avenue is a quiet street located adjacent to Victoria Park and close to a variety of shops, cafés and restaurants along with reputable schools and easy access to Cardiff city centre. There are very good public transport links to and from Cardiff City Centre. Internal viewings are an absolute must!



2194.00 sq ft

Entrance Porch

Entered via a composite porch door, coved ceiling, dado rail, built in utility cupboard, tiled flooring

Hallway

Entered via traditional wooden front door with stained and leaded window, radiator, coved ceiling, stairs to the first floor with understairs storage cupboard.

Living Room

Double glazed bay window to the front, two radiators, coved ceiling, wooden fire surround.

Sitting Room

Double glazed patio doors to the rear, two radiators, coved ceiling, fire surround with tiled hearth.

Third Reception Room

Double glazed windows to the side, radiator, built in Welsh dresser, fire surround with tiled mantle and hearth.

Kitchen

Double glazed window to the side, door to the side, wall and base units with worktop over, stainless steel sink, space for appliances, luxury vinyl flooring.

Utility

Double glazed window to the side, space and plumbing for a washing machine, radiator. Luxury vinyl flooring.

Cloakroom

Double obscure glazed window to the rear, w.c and wash hand basin, luxury vinyl flooring.

First Floor Landing

Double glazed stained and leaded window to the side, radiator.

Bedroom One

Double glazed bay window to the front, radiator, coved ceiling, wooden fire surround.

Bedroom Two

Double glazed window to the front, radiator, access to loft space.

Bedroom Three

Double glazed window to the rear, radiator, wooden fire surround.

Bedroom Four

Double glazed window to the rear, radiator, built in cupboard housing the boiler.

Bathroom

Double obscure glazed window to the side, bath with Power shower over, wash hand basin, tiled walls, radiator, luxury vinyl flooring.

Separate W.C

Double obscure glazed window to the side, w.c. Luxury vinyl flooring.

Rear Garden

Hedge and wall surround, paved sitting area, lawn, gravel area, path to the rear, raised flower beds, a cold water tap, Car port with space for one car and electric point.

Games Room

Large size room with double glazed sliding patio doors to the front, double glazed window, power. Full size snooker table to remain.

Parking

Front

Low rise wall and railing, pedestrian gate, tiled path to front door.

Tenure and additional information

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

Disclaimer

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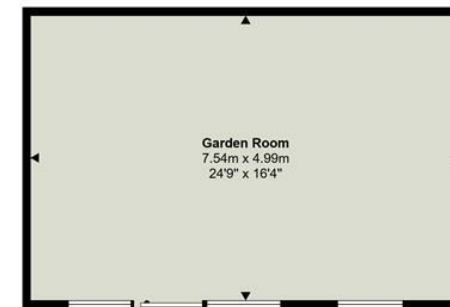
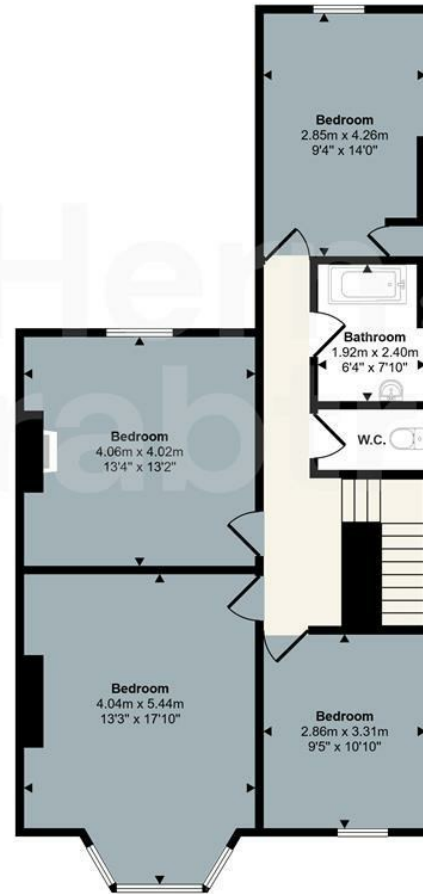
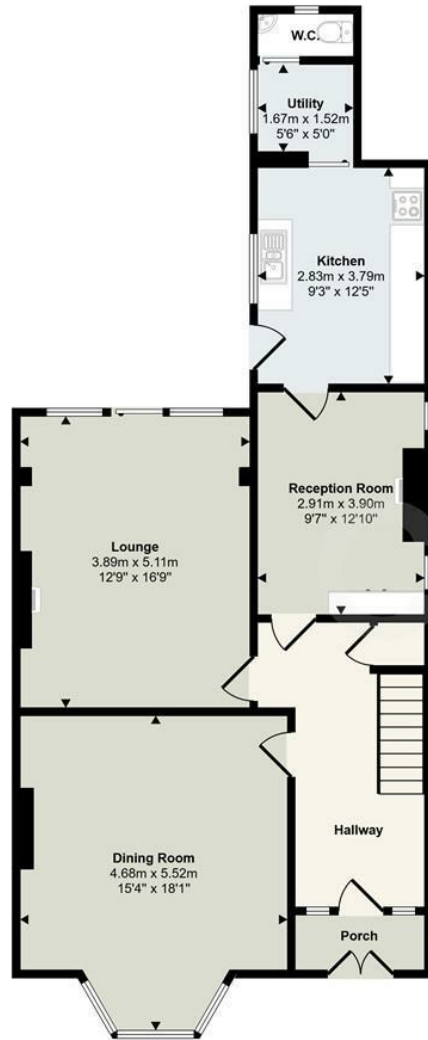
offer is accepted to proceed with the sale. Details can be found on our website.





Approx Gross Internal Area
204 sq m / 2194 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		
England & Wales	59	73
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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Hern & Crabtree

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