

Westbury Terrace

VICTORIA PARK, CARDIFF, CF5 1FZ

OFFERS IN EXCESS OF £385,000

Hern &
Crabtree



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Situated on the highly sought-after Westbury Terrace, just moments from the ever-popular Victoria Park, this beautifully presented period home offers a superb blend of character, contemporary style and versatile living space.

The property has been thoughtfully extended and comprehensively modernised, creating a stylish and welcoming home that retains a wealth of its original charm.

On entering, the inviting hallway leads through to a spacious dining area, with an archway opening into the comfortable and light-filled living room. To the rear, a beautifully appointed Shaker-style kitchen with French doors opening onto the landscaped rear garden, creating a seamless connection between the indoor and outdoor spaces.

The first floor offers two well-proportioned double bedrooms, together with a contemporary family bathroom finished in a modern style. From here, a further staircase leads to the impressive third bedroom within the converted loft, with a dormer window enhancing both the space and natural light.

Outside, the rear garden has been carefully landscaped to provide an attractive and low-maintenance setting for outdoor dining, entertaining or simply relaxing. A versatile garden room sits to the rear

The location is a particular highlight, with the amenities of Canton, Llandaff and Victoria Park all within easy reach. The area offers an excellent choice of schools, independent shops, cafés, restaurants and leisure facilities, while the green open spaces of Victoria Park are practically on the doorstep.



Approx 1046.00 sq ft

Entrance Hall

Entered via a wood front door with single obscure glazed panel to the top, dado rail, wooden floor., through to hall with stairs to the first floor.

Living/Dining/Kitchen

Dining room has coved ceiling, understairs storage cupboard and further cupboard housing the utility meters, radiator, wooden floor, archway to the:-

Living room which has double glazed window to the front, radiator, coved ceiling, wooden floor, wood burner set on a slate hearth.

Kitchen has double glazed patio doors to the rear, double glazed window to the rear, fitted with a range of wall and base units with worktop over, composite sink and drainer, a four ring induction hob with integrated oven and grill beneath, integrated dishwasher, integrated washing machine, integrated tumble dryer, integrated fridge and freezer, recess lights, vertical radiator, tiled floor.

First Floor Landing

Stairs rise up from the ground floor, stairs to the second floor, coved ceiling, dado rail.

Bedroom One

Twin double glazed windows to the front, radiator, coved ceiling, fireplace with wooden mantle and cast iron backing, built in cupboards.

Bedroom Two

Double glazed window to the rear, radiator, coved ceiling, built in cupboards.

Bathroom

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

Loft Room

Two double glazed skylight and double glazed window, radiator, recess lights, eaves storage.

Rear Garden

Enclosed by wall and fence, surround, patio area, lawn

area, cold water tap, garden shed which could be used as office space.

Front

A forecourt front with gravel, low rise brick wall, pedestrian gate, 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 E. EPC=

Disclaimer

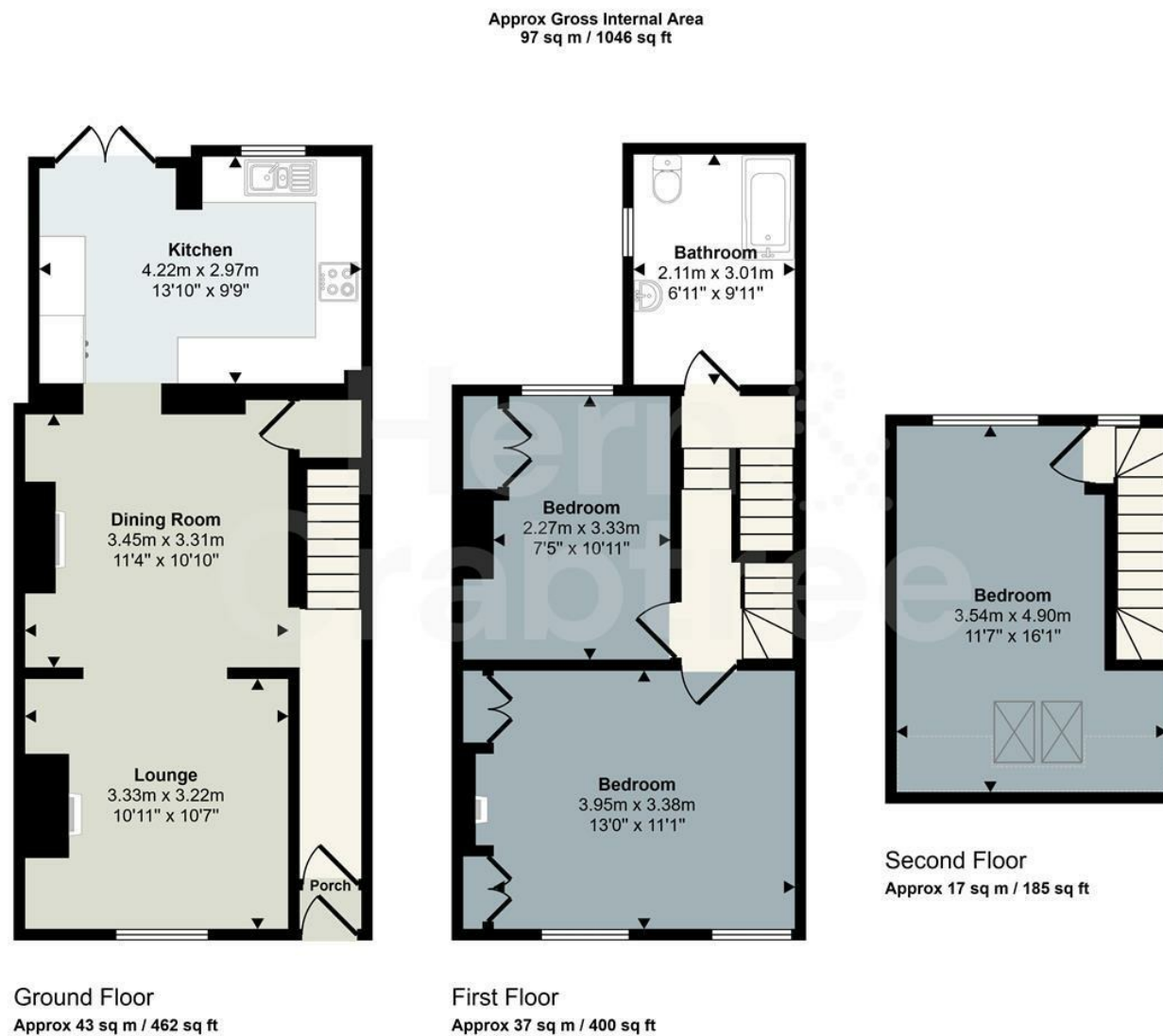
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Council Tax Band: E







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	72	80
	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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