

# Forrest Road

VICTORIA PARK, CARDIFF, CF5 1HQ

GUIDE PRICE £325,000



# Forrest Road

No chain. A beautifully presented and deceptively spacious three-bedroom mid-terrace home, ideally located just a stone's throw from Victoria Park. Offering a warm and welcoming feel throughout and presented in a pristine condition, this property would make an excellent first-time purchase or a fantastic home for a growing family.

The accommodation briefly comprises an inviting entrance hall leading to a bright and open-plan lounge/diner. separate sitting room and a fitted kitchen with a sliding door out onto the rear garden. To the first floor are three well-proportioned bedrooms and a four-piece family bathroom. Externally, the property enjoys an enclosed, low-maintenance rear garden, ideal for relaxing or outdoor dining.

Forrest Road is very popular thanks to its convenient location and excellent city centre public transport links. Canton/Victoria Park is well known for its large variety of cafés, shops and amenities along with some of Cardiff's acclaimed restaurants too. There are also very good Welsh and English schools close by. Internal viewings are highly recommended!



# 1107.00 sq ft

## Entrance Porch

Entered via a pvc fdoor with double obscure panel above, tiled sidings.

## Hall

Entered via a front door into hallway, coved ceiling, radiator, stairs to the first floor with open understairs, utility meters.

## Living Room

Double glazed window to the front, coved ceiling, radiator, electric fireplace, square arch to the dining room, which has double glazed door to the rear garden, radiator, coved ceiling.

## Second Reception Room

Double glazed window to the side, coved ceiling, radiator, gas fireplace.

## Kitchen

Double glazed sliding patio doors to the rear, wall and base units with worktop over, stainless steel sink and drainer, integrated washing machine, integrated fridge and freezer, a four ring electric hob with integrated oven,

## First Floor Landing

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

## Bedroom One

Twin double glazed windows to the front, coved ceiling, radiator, fitted wardrobes and drawers.

## Bedroom Two

Double glazed window to the rear, coved ceiling, radiator.

## Bedroom Three

Double glazed window to the side, coved ceiling, radiator, through to the bathroom

## Bathroom

Entered from Bedroom three - double obscure glazed window to the rear, recessed lights, tiled walls and tiled floor - fitted with corner shower, bath with mixer tap and shower attachment, w/c and wash hand basin, radiator, storage cupboard housing the combi boiler.

## Garden

Enclosed by timber fencing and stone wall to the rear, paved garden, garden shed.

## Front

A forecourt front with low rise wall, pedestrian gate.

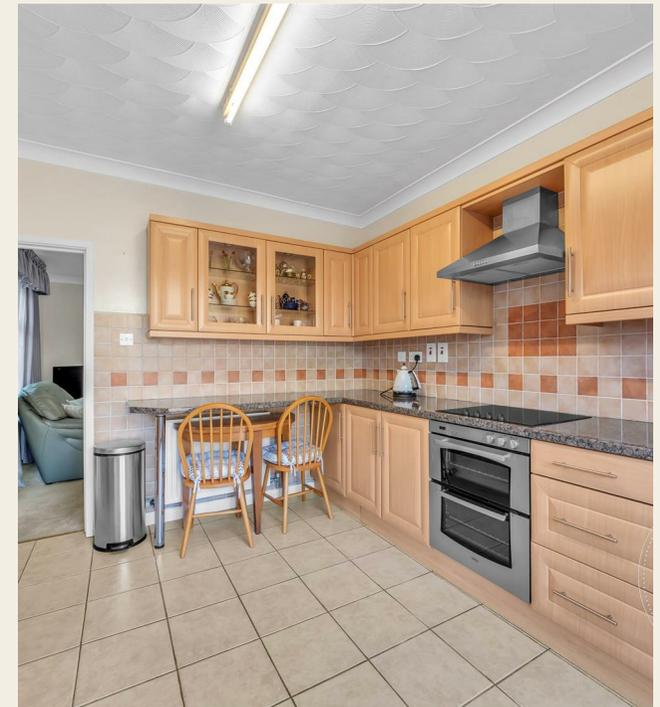
## Tenure and additional information

We have been advised the property is freehold and the council tax band is TBC

## 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.

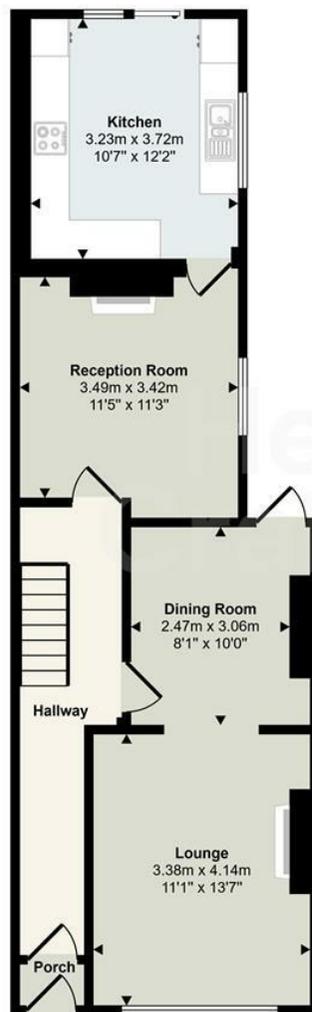




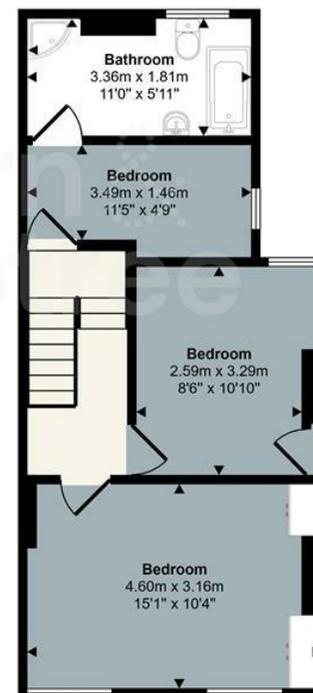
Approx Gross Internal Area  
103 sq m / 1107 sq ft



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



Ground Floor  
Approx 60 sq m / 647 sq ft



First Floor  
Approx 43 sq m / 459 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.

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