

Victoria Park Road East

VICTORIA PARK, CARDIFF, CF5 1EG

GUIDE PRICE £475,000

Hern &
Crabtree



Victoria Park Road East

No chain. Set in a prime position directly overlooking the ever-popular Victoria Park, this generously sized three-bedroom double bay-fronted mid-terrace home offers a unique opportunity to acquire a charming 1910s property full of character and offering endless potential.

Enjoying beautiful, uninterrupted park views, this handsome home retains many original period features throughout, adding to its timeless appeal. Although in need of modernisation, the property offers excellent scope for improvement, making it ideal for buyers looking to put their own stamp on a traditional home in a sought-after location.

The spacious accommodation briefly comprises: Hallway with period tiled flooring, Lounge, Dining Room, L Shaped Fitted Kitchen, Conservatory and a W.C to the ground floor. To the first floor are Three Bedrooms and a Shower Room. The property further benefits from a generous size rear garden with a roller shutter giving lane access to the rear and brick built storage.

Victoria Park Road East is 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!



1169.00 sq ft

Entrance

Entered via a composite door into the front into a porch.

Porch

Enclosed porch. Tiled floor and walls. Wooden door into the hallway.

Hallway

Stairs to the first floor with open understairs storage area. Coved ceiling. Dado rail. Radiator. Original tiled flooring.

Lounge

Double glazed bay window to the front. Coved ceiling and ceiling rose. Electric fire. Radiator.

Dining Room

Double glazed French doors to the conservatory. Coved ceiling. Picture rail. Radiator. Gas fire (disconnected).

Kitchen

Double glazed windows to the rear and doors to the conservatory. The kitchen is fitted with wall and base units. Stainless steel sink and drainer. Tiled splash backs. Coved ceiling. Radiator. Space for gas cooker (disconnected) and Space and plumbing for further appliances.

Conservatory

Pvc conservatory with sliding patio doors leading out to the rear garden.

W/c

Double glazed window to the rear. W/c and wash hand basin. Radiator. Tiled floor.

FIRST FLOOR

Stairs from the entrance hall

Landing

Coved ceiling. Wooden bannister. Loft access hatch. Dado rail.

Bedroom One

Double glazed bay window to the front overlooking Victoria Park. Coved ceiling. Radiator. Fitted wardrobes.

Bedroom Two

Double glazed window to the rear. Coved ceiling. Radiator. Fitted wardrobes.

Bedroom Three

Double glazed window to the front overlooking Victoria Park. Coved ceiling. Radiator. Fitted wardrobes.

Shower Room

Obscure double glazed window to the rear. Wetroom with shower, w/c and wash hand basin. Tiled walls. Radiator.

OUTSIDE

Front

Chequered path to the front door. Low rise wall with railings.

Rear Garden

Enclosed rear garden with roll up door for car parking. Access to the rear lane. Flower border. Lawn area and paved sitting area.

Brick Built Storage

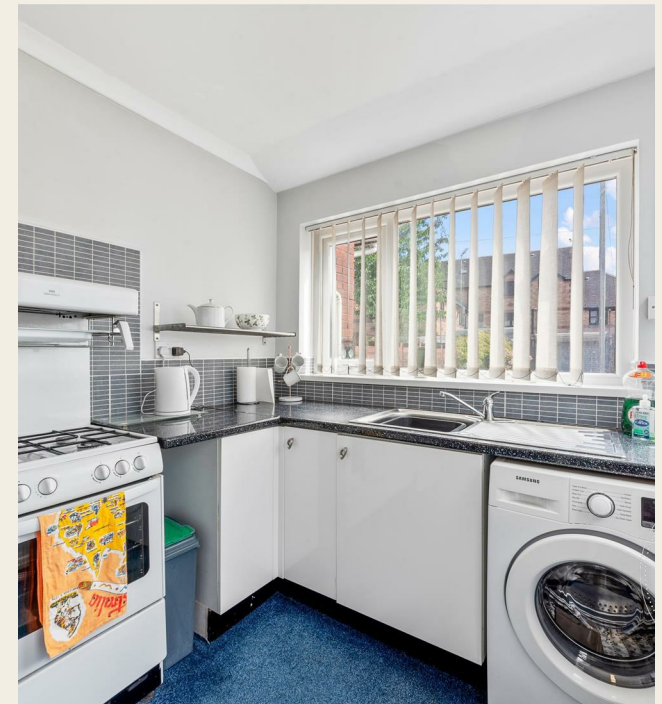
Brick built storage to the rear.

Tenure and Additional Information

We have been advised by the seller that the property is freehold and the council tax band is F.
Epc - C

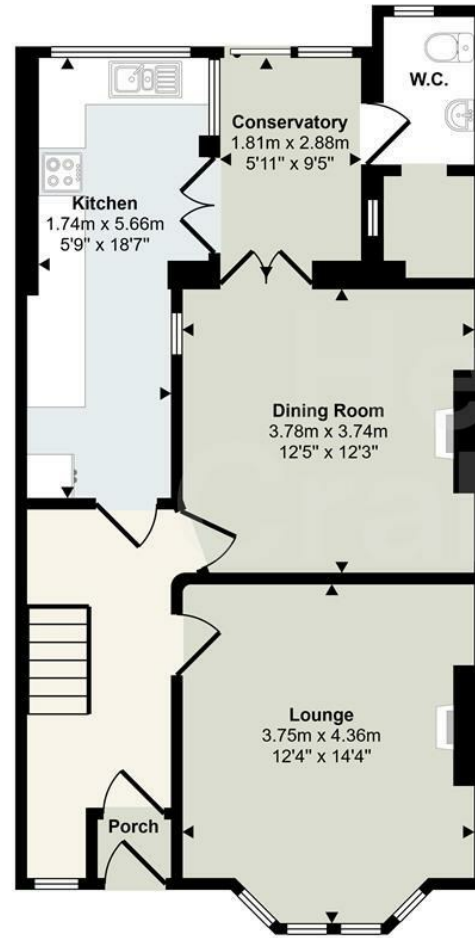
Disclaimer

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

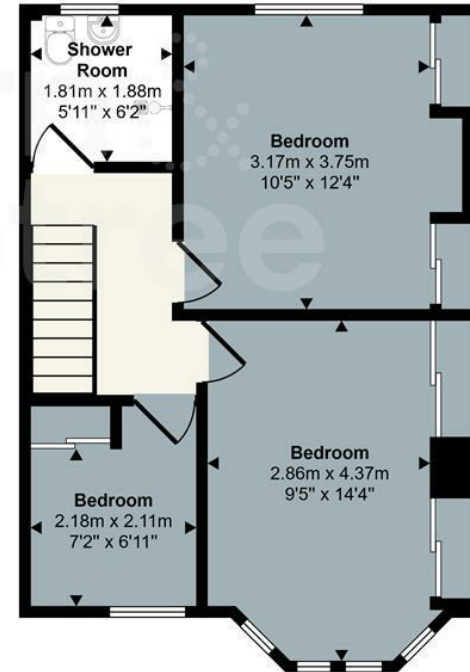




Approx Gross Internal Area
109 sq m / 1169 sq ft



Ground Floor
Approx 63 sq m / 680 sq ft



First Floor
Approx 45 sq m / 489 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

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

