

# Conybeare Road

VICTORIA PARK, CARDIFF, CF5 1GB

GUIDE PRICE £295,000

Hern &  
Crabtree



# Conybeare Road

Located just moments away from the ever-popular Victoria Park, this charming, stone fronted three-bedroom mid-terrace property presents a fantastic opportunity for buyers looking to modernise and create a home tailored to their own taste.

The current accommodation briefly comprises a welcoming entrance hall, a generously sized through lounge, dining room, a fitted kitchen and shower room to the ground floor. Upstairs, there are three bedrooms. The property further benefits include a private rear garden.

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.



# 1038.00 sq ft

## Entrance Hall

Entered via a composite front door, coved ceiling, laminate flooring, radiator, stairs to the first floor with understairs storage.

## Living Room

Double glazed window to the front, radiator, coved ceiling, wood laminate flooring.

## Dining Room

Double glazed window to the rear, radiator, fireplace with electric fire, laminate flooring.

## Kitchen

Double glazed window to the side, wall and base units with worktop over, stainless steel sink and drainer, space and plumbing for a washing machine, space for gas cooker, radiator, tiled floor.

## Lobby

Composite door lead to the garden.

## Downstairs Bathroom

Double obscure glazed window to the rear, walk in shower and wash hand basin, heated towel rail, coved ceiling, tiled walls and tiled floor.

## Downstairs W.C

Single obscure glazed window to the rear, w.c, tiled walls and tiled floor.

## First Floor Landing

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

## Bedroom One

Twin double glazed windows to the front, radiator, built in wardrobe.

## Bedroom Two

Double glazed window to the rear, radiator, built in wardrobes.

## Bedroom Three/w.c.

Double glazed window to the side, fitted with w.c and wash hand basin, laminate flooring.

## Rear Garden

Enclosed by stone walls, paved garden, cold water tap, door to the rear lane

## Front

A forecourt front with low rise wall and railing, pedestrian gate.

## Tenure and additional information

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

## 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.

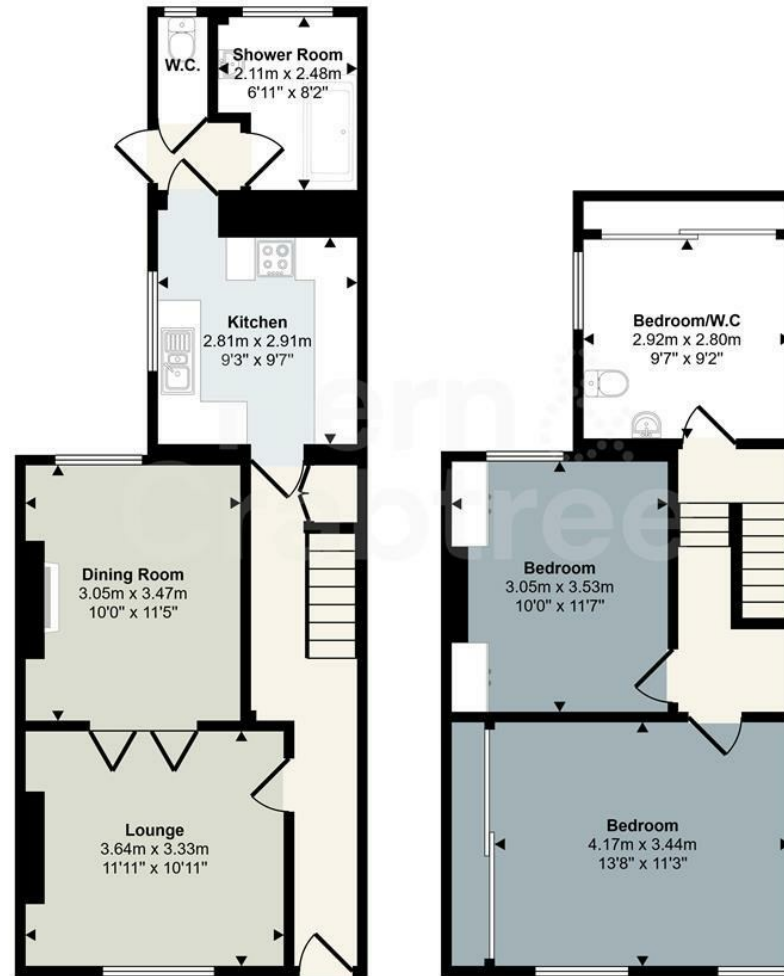




Approx Gross Internal Area  
96 sq m / 1038 sq ft



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		EU Directive 2002/91/EC	



Ground Floor  
Approx 52 sq m / 557 sq ft

First Floor  
Approx 45 sq m / 481 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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