Windway Road

VICTORIA PARK, CARDIFF, CF5 1AF

GUIDE PRICE £380,000

Hern & Crabtree



Windway Road

A truly wonderful end of terrace home that has been thoughtfully transformed throughout by the current owners to create stylish, modern open-plan living.

The impressive kitchen/diner/sitting area provides a fantastic space for everyday family life and entertaining, with bi-folding doors seamlessly connecting the interior to the rear garden. To the front, a beautiful entrance hallway leads through to a welcoming lounge.

Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom.

Immaculately maintained by the current owners, this stunning home further benefits from a low-maintenance rear garden with convenient rear lane access. Perfect for young families and first-time buyers alike, this is a property that is sure to impress.

Situated on Windway Road, the property enjoys close proximity to Victoria Park and is within easy reach of Canton's popular cafés, restaurants and shops. Cardiff city centre is just over two miles away, while excellent public transport links by bus and rail provide convenient connections further afield.











Approx 1010.00 sq ft

Council Tax Band: E

Entrance
Entered via a pvc front door, double obscure glazed window to the front, radiator, stairs to the first floor with cupboard beneath, picture rail, tiled floor.

Living Room
Double glazed bay window to the front with fitted shutters, radiator, coved ceiling, herringbone parquet flooring.

Kitchen/Dining Room
Double glazed bi fold doors to the rear garden, double glazed skylight, recess lights, wall and floor units with worktop over, central island with a five ring induction hob with extractor over, integrated oven and grill, integrated fridge, freezer, dishwasher and washing machine, one and a half bowl sink and drainer, vertical radiator, herringbone parquet flooring.

First Floor Landing
Stairs rise up from hall with wooden handrail, access to loft space, dado rail.

Bedroom One
Double glazed bay window to the front, radiator, coved ceiling.

Bedroom Two
Double glazed window to the rear, radiator.

Bedroom Three
Double glazed window to the front, radiator.

Bathroom
Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, heated towel rail, laminate flooring.

Garden
Enclosed by timber fencing, stone walls, gate to the rear lane, paved patio, cold water tap.

Front
A forecourt front with low rise wall, gravel.

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.

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











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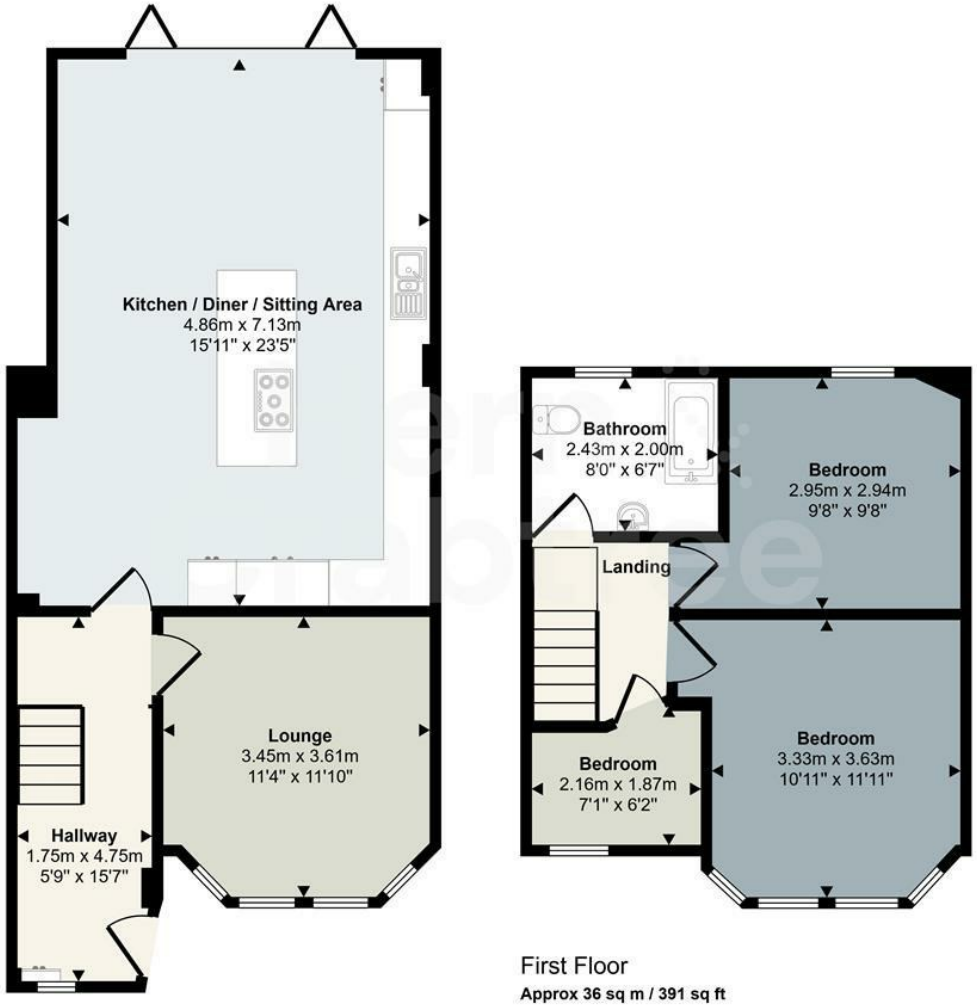
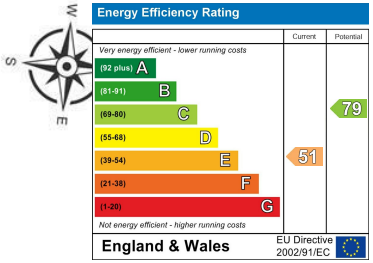
Approx Gross Internal Area
94 sq m / 1010 sq ft



Ground Floor
Approx 58 sq m / 619 sq ft

First Floor
Approx 36 sq m / 391 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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