

Forrest Road

VICTORIA PARK, CARDIFF, CF5 1HQ

OFFERS IN EXCESS OF £325,000

Hern & Crabtree



HERN & CRABTREE
ESTABLISHED 1849

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 move-in-ready 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. The ground floor further benefits from a convenient downstairs shower room and a generous kitchen with doors opening directly 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!



1030.00 sq ft

Entrance

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

Living Room/Dining Room

Double glazed bay window to the front, double glazed window to the rear, radiator, coved ceiling, fireplace with electric wood burner, built in cupboards.

Kitchen

Double glazed patio doors to the rear, fitted with wall and base units with worktop over, stainless steel sink and drainer, five ring Smeg Range Master, space and plumbing for a washing machine and tumble dryer, space for American style fridge/freezer, cupboard housing the combination boiler, breakfast bar, vinyl flooring with underfloor heating.

Downstairs Bathroom

Double obscure glazed window to the rear, wet room style shower, w.c and wash hand basin, tiled walls and floor.

First Floor

Stairs rise up from the hall.

Bedroom One

Twin double glazed windows to the front, radiator, coved ceiling, built in wardrobes.

Bedroom Two

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

Bedroom Three

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

Bathroom

Double obscure glazed window to the rear, walk in corner shower, bath, w.c and wash hand basin, radiator, laminate floor.

Rear Garden

Enclosed by timber fence and wall to the rear, small lawn area, electric point.

Front

A forecourt front with low rise wall, slate chippings, pedestrian gate.

Tenure and additional information

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

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.

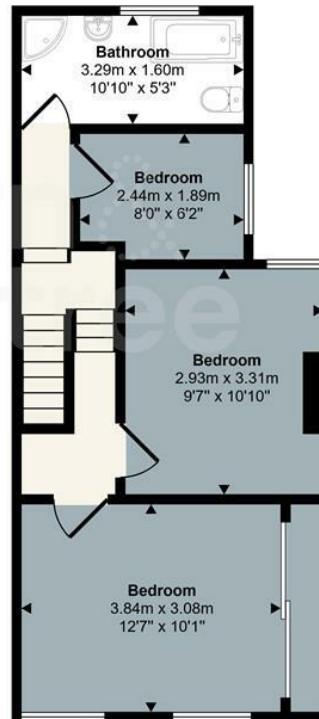




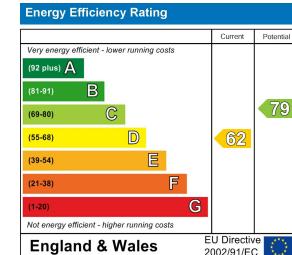
Approx Gross Internal Area
96 sq m / 1030 sq ft



Ground Floor
Approx 54 sq m / 577 sq ft



First Floor
Approx 42 sq m / 452 sq ft



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

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.

