

# Windway Road

VICTORIA PARK, CF5 1AG

GUIDE PRICE £385,000

Hern &  
Crabtree



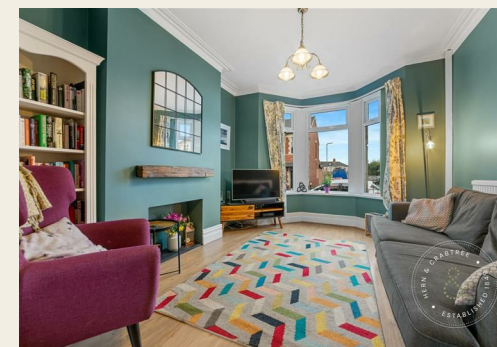


# Windway Road

Perfectly positioned within walking distance of the ever so popular Victoria Park is this tastefully presented three bedroom mid-terrace house located on Windway Road. Boasting traditional features and finished to a high specification, this would make a perfect first time buy or for a young family.

Having been maintained immaculately by the current owner, the property is ready to move straight in and the accommodation briefly comprises: Entrance Hall with period tiled floor, open through Lounge, Dining Room, Cloakroom and opening up perfectly into the newly fitted shaker style Kitchen with doors leading out onto the rear garden to the ground floor. To the first floor are Three Double Bedrooms and a beautifully fitted Bathroom suite. The property further benefits from a well maintained rear garden with rear lane access.

Windway Road is located with close proximity to Victoria Park and within easy reach Canton's main hub of cafés, restaurants and shops. Cardiff city centre is just over 2 miles away. There are superb public transport links via bus and rail. Internal viewings are highly r



**1111.00 sq ft**

### Entrance

Entered via a double glazed composite door into the hallway.

### Hallway

Coved ceiling. Original tiling. Radiator. Stairs to the first floor with understairs storage.

### Lounge/Sitting Room

25'2" x 12'2" max

Double glazed bay windows to the front. Radiator. Coved ceiling. Fireplace alcove with wooden mantle. Squared off archway to dining area. The dining area has double glazed windows to the rear. Built in cupboard and shelving into alcoves. Two Radiators. Wood laminate flooring through out the lounge and dining area.

### W/c

Part tiled walls. W/c and wash hand basin. Heated towel rail. Tiled floor.

### Kitchen/Diner

18' x 10'5"

Double glazed windows to side and French doors to the rear. The kitchen is fitted with wall and base units and composite worksurfaces. Ceramic sink and drainer. Integrated four ring gas hob, electric oven and grill. Integrated fridge, freezer and dishwasher. Space and plumbing for a washing machine. Laminate flooring. Radiator. Combi boiler.

### FIRST FLOOR

Stairs from the entrance hall.

### Landing

Bannister. Two loft access hatches. Wooden flooring. Loft access with pull down loft ladder. Glazed window. Fully boarded. Power and light.

### Bedroom One

15'4" x 12'3"

Two double glazed windows to the front. Radiator. Coved ceiling.

### Bedroom Two

10' x 13'8"

Double bay glazed window to the rear. Radiator.

### Bedroom Three

10'6 x 9'3"

Double glazed window to the rear. Radiator. Built in shelving in the alcove.

### Bathroom

7'10" x 5'11" max

Obscure double glazed window to the side. Claw feet bath, shower w/c and wash hand basin. Heated towel rail. Part tiled walls. Laminate flooring.

### OUTSIDE

#### Front

Low rise brick wall with cast iron railings. Flower beds and gravel area.

#### Rear Garden

Enclosed rear garden with stone wall and timber fencing. Gate leading to the rear lane. Paved patio and path to the side. Flower beds and lawn area. Storage to the side. Two cold water taps.

### Additional Information

We have been advised by the vendor that the property is Freehold.

Council Tax - E

Epc - D

### 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.







Approx Gross Internal Area  
103 sq m / 1111 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(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.

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