

Conybeare Road

VICTORIA PARK, CARDIFF, CF5 1GB

GUIDE PRICE £315,000

**Hern &
Crabtree**



Conybeare Road

This beautifully presented three-bedroom end-terrace cottage combines timeless charm with thoughtful modern upgrades, ideally located just moments from both Victoria Park and Thompson Park. Featuring an attractive traditional stone façade, the property has been impeccably maintained and stylishly enhanced to create a warm and characterful home.

Inside, the accommodation offers two elegant reception rooms, a charming cottage-style kitchen, three well-proportioned bedrooms, and a contemporary family bathroom. To the rear, a private courtyard garden which is West facing, providing a peaceful outdoor retreat.

Situated on a quiet residential street in the ever-popular Victoria Park area, the property is perfectly positioned within walking distance of the vibrant cafés, bars, restaurants, and independent boutiques of Pontcanna and Llandaff. Residents can also enjoy easy access to the picturesque parklands of Pontcanna Fields, Llandaff Fields, and the Taff Trail.

The home further benefits from excellent transport connections, with convenient road links and straightforward access to Cardiff city centre.



972.00 sq ft

Entrance

Entered via a wood glazed door into hallway, timber flooring, a stripped back staircase with central carpet to the first floor with handrail.

Living Room

Dual aspect double glazed and leaded windows to the front and the side, radiator, gas fireplace with as fire, surround and built in cupboard, coved ceiling, stripped back wooden flooring. (we have been advised by the seller that the fire was serviced in April 2026)

Dining Room

Double glazed window to the side, radiator, feature fireplace, built in cupboard, understairs cupboard, wooden flooring.

Kitchen

Double glazed window and door to the side, fitted with a range of wall and base units with worktop over, a four ring gas hob, integrated oven, cooker hood above, single bowl sink and drainer, plumbing for a washing machine, space for further appliances, radiator, tiled flooring.

First Floor Landing

Stairs rise up from the hall, door to the landing corridor, split level, built in storage cupboard, access to loft space, radiator.

Bedroom One

Windows to the front and side, radiator, coved ceiling.

Bedroom Two

Double glazed window to the side, radiator, coved ceiling, recess for wardrobes.

Bedroom Three

Double glazed window to the side, radiator, fitted wardrobe with Worcester gas combination boiler.

Shower Room

Double obscure glazed window to the rear, walk in double shower cubicle with glass screen and plumbed shower, w.c and wash hand basin, heated towel rail, tiled walls, vinyl flooring.

Rear

A courtyard style rear garden with timber framed storage shed. West Facing garden.

Front

A low rise hedge, brick wall, stone chipping area and pedestrian gate, paved path to the side, fencing to the side sitting area, outside cold water tap.

Side

Stone chippings, paved path.

Please note the side garden cannot be further screened off to obstruct the neighbouring properties, however with some inventive ideas around potted plants, more privacy could be potentially be added without contravening the existing covenant.

Tenure and additional information

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

The seller has advised us of the following:- ***There is a Covenant between 63, 63a and 65 Conybeare rd. This was set up when 63a was built around 2000. 63a are not supposed to park large vehicles on the driveway or do mechanical work on vehicles there.

I am not supposed to create temporary or permanent structures that obscure their vision

Disclaimer

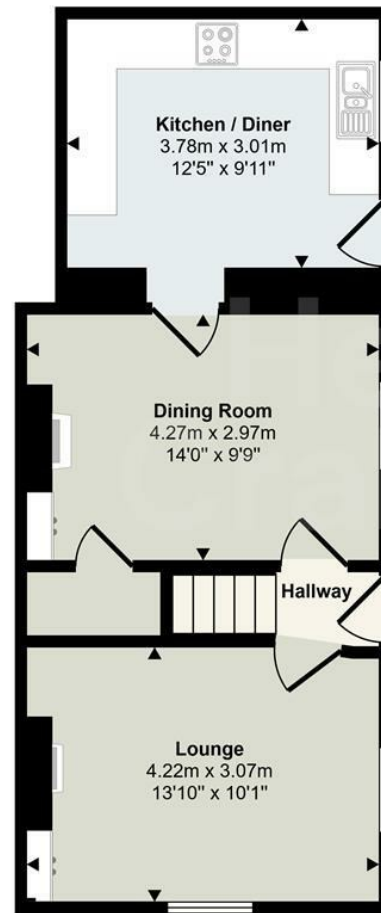
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appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

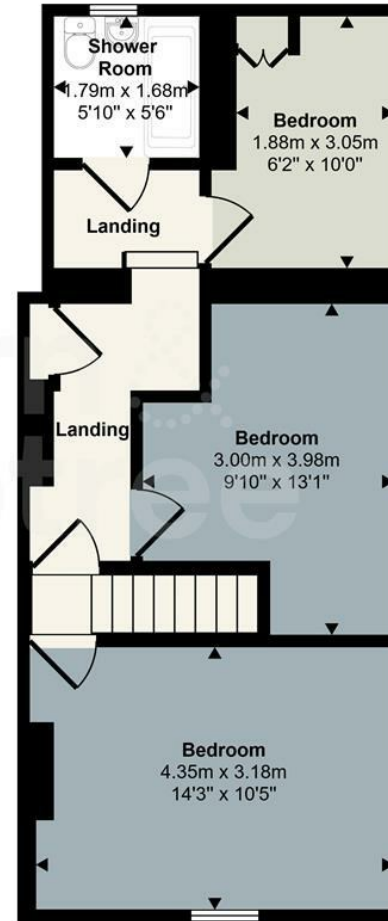




Approx Gross Internal Area
90 sq m / 972 sq ft

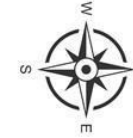


Ground Floor
Approx 44 sq m / 470 sq ft



First Floor
Approx 47 sq m / 502 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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

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



**Hern &
Crabtree**

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