Forrest Road

VICTORIA PARK, CARDIFF, CF5 1HR

GUIDE PRICE £360,000

Hern & Crabtree

Forrest Road

Stylish three-bedroom home perfectly positioned just moments from Victoria Park. Located on the ever-popular Forrest Road, this beautifully modernised three-bedroom mid-terrace house is perfect for first-time buyers or growing families. Thoughtfully updated and spacious throughout, the home is ready for its next owners to move straight in.

The accommodation briefly comprises: Entrance Hall, through Lounge / Sitting Room and an open Kitchen/Diner with french doors leading out to the rear garden to the ground floor. To the first floor are Three Good Size Bedrooms and a four piece Family Bathroom. The property further benefits from a beautifully maintained, private rear garden.

Forrest Road is ever so popular thanks to being a stone's throw away from 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 recommended

Approx 1038.00 sq ft

Council Tax Band: D

Entrance Hall
Entered via a storm porch with tiled flooring then through a pvc door into the hall, coved ceiling, radiator, stairs to the first floor with understairs storage, wooden flooring.

Living Room
Double glazed bay window to the front, radiators, coved ceiling, wooden mantle and surround with tiled hearth, wooden floor, archway to the dining room which has double glazed window to the rear, coved ceiling, radiator.

Kitchen
Double glazed window to the side and double glazed door to the side, double glazed patio doors to the rear, kitchen fitted with a range of wall and base units with worktop over, built in cupboard, stainless steel sink and drainer, a four ring electric hob with integrated electric oven, space and plumbing for a dishwasher and a washing machine, heated towel rail, vertical radiator, tiled flooring.

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

Bedroom One
Twin double glazed windows to the front, radiator, coved ceiling, built in wardrobe.

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

Bedroom Three
Double glazed window to the rear, radiator.

Bathroom
Double obscure glazed window to the side, Corner shower, bath, w.c and wash hand basin, heated towel rail, recess lights, tiled walls and floor.

Garden
Enclosed by timber fencing, paved garden, garden shed, cold water tap.

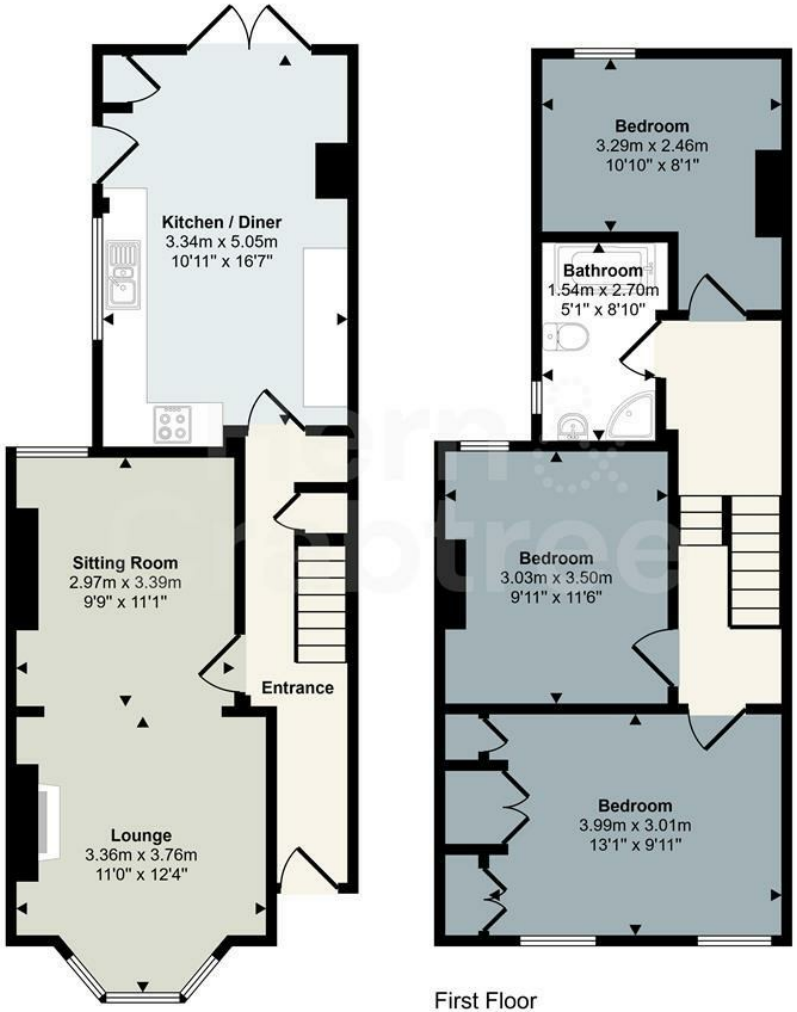
Front
A forecourt front with low rise brick wall and railings, pedestrian gate.

Tenure and additional information
We have been advised by the seller that the property is freehold. Council tax band is D EPC - D
Great location, walking distance to Victoria Park and the new amenities around the park, Great transport link straight in to the city, 3 double bedrooms, although 3rd bedroom could be used as a nursery/office.
Excellent school catchment.

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.

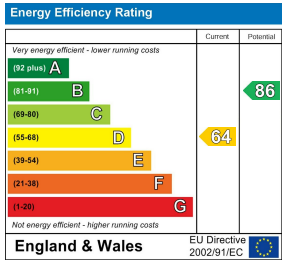
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Approx Gross Internal Area
96 sq m / 1038 sq ft



Ground Floor
Approx 48 sq m / 518 sq ft

First Floor
Approx 48 sq m / 520 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.

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

Hern & Crabtree

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