

# Windway Avenue

VICTORIA PARK, CARDIFF, CF5 1AP

GUIDE PRICE £340,000

Hern & Crabtree



# Windway Avenue

A well presented, three bedroom traditional double bay fronted house located adjacent to the ever so popular Victoria Park.

With plenty of charm and character, the accommodation briefly comprises: Entrance Hall, Lounge, Dining Room with french doors out onto the rear garden, fitted Kitchen and W.C to the ground floor. To the first floor are Three Bedrooms and a family Bathroom. The property further benefits from an well maintained, enclosed rear garden with lane access and a single garage.

Windway Avenue is ever so popular thanks to being conveniently close 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 a must!



**999.00 sq ft**

#### **Entrance**

Entered via a composite door into the hallway.

#### **Hallway**

Stairs to the first floor. Radiator. Parquet flooring. Coved ceiling.

#### **Lounge**

Double glazed bay window to the front. Coved ceiling. Radiator. Wood parquet flooring. Feature fireplace with wooden mantle and hearth. Built in shelving into the alcoves.

#### **Dining Room**

Double glazed patio doors to the rear. Wood parquet flooring. Radiator. Coved ceiling. Feature fireplace with marble surround and tiled hearth.

#### **Kitchen**

Double glazed bay window to the side and double glazed door to the side. The kitchen is fitted with wall and base units with laminate worksurfaces. Stainless steel sink and drainer. Space for gas cooker and space for further appliances. Tiled floor. Radiator. Sliding door to:

#### **Utility/W.C**

Tiled floor. Obscure double glazed window to the rear. W/c and wash hand basin. Space and plumbing for washing machine.

#### **FIRST FLOOR**

Stairs from the entrance hall.

#### **Landing**

Coved ceiling. Wooden bannister.

#### **Bedroom One**

Double glazed bay window to the front. Radiator. Two sets of built in cupboards. Coved ceiling.

#### **Bedroom Two**

Double glazed window to the rear. Radiator. Two sets of built in cupboards and shelving. Coved ceiling.

#### **Bedroom Three**

Double glazed window to the front. Radiator. Coved ceiling.

#### **Bathroom**

Obscure double glazed bay window to the rear. Bath with shower plumbed over, w/c and wash hand basin. Heated towel rail. Cupboard housing boiler.

#### **OUTSIDE**

#### **Front**

Paved with low rise brick wall and a gate to the front.

#### **Rear**

Enclosed rear garden with paved area. Mainly laid to lawn. Cold water tap. Shed.

#### **Garage**

Single garage with glazed windows. Power and light.

#### **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

#### **Additional Information**

Epc -

Council Tax -



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