

Windway Road

VICTORIA PARK, CARDIFF, CF5 1AG

GUIDE PRICE £400,000

**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, beautiful Lounge, Dining Room opening up perfectly into a high specification Kitchen/Diner with a door leading out onto the rear garden to the ground floor. To the first floor are Three Double Bedrooms and a 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 recommended!



Approx 1090.00 sq ft

Entrance Hall

Entered via a pvc front door, coved ceiling, dado rail, radiator, tiled floor.

Lounge

Double glazed bay window to the front, radiator, coved ceiling, built in shelves, fireplace with mantle, wooden floor.

Dining Room

Double glazed window to the rear, radiator, coved ceiling, electric wood burning stove, archway to the kitchen.

Kitchen

Double glazed window to the rear and side, obscure door to the rear, kitchen fitted with a range of wall and base units with worktop over, ceramic sink, integrated washing machine, induction hob with integrated oven, integrated fridge.

Landing

Stairs rise up from the hall with wooden handrail, dado rail, access to loft space, storage cupboard.

Bedroom One

Double glazed window to the front, radiator, coved ceiling, fireplace, built in wardrobes.

Bedroom Two

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

Bedroom Three

Double glazed window to the rear, radiator.

Bathroom

Double glazed window to the side, bath with shower over, w.c and wash hand basin, tiled walls, laminate flooring. radiator,

Front

A front forecourt.

Tenure and additional enquiries

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

DISCLAIMER

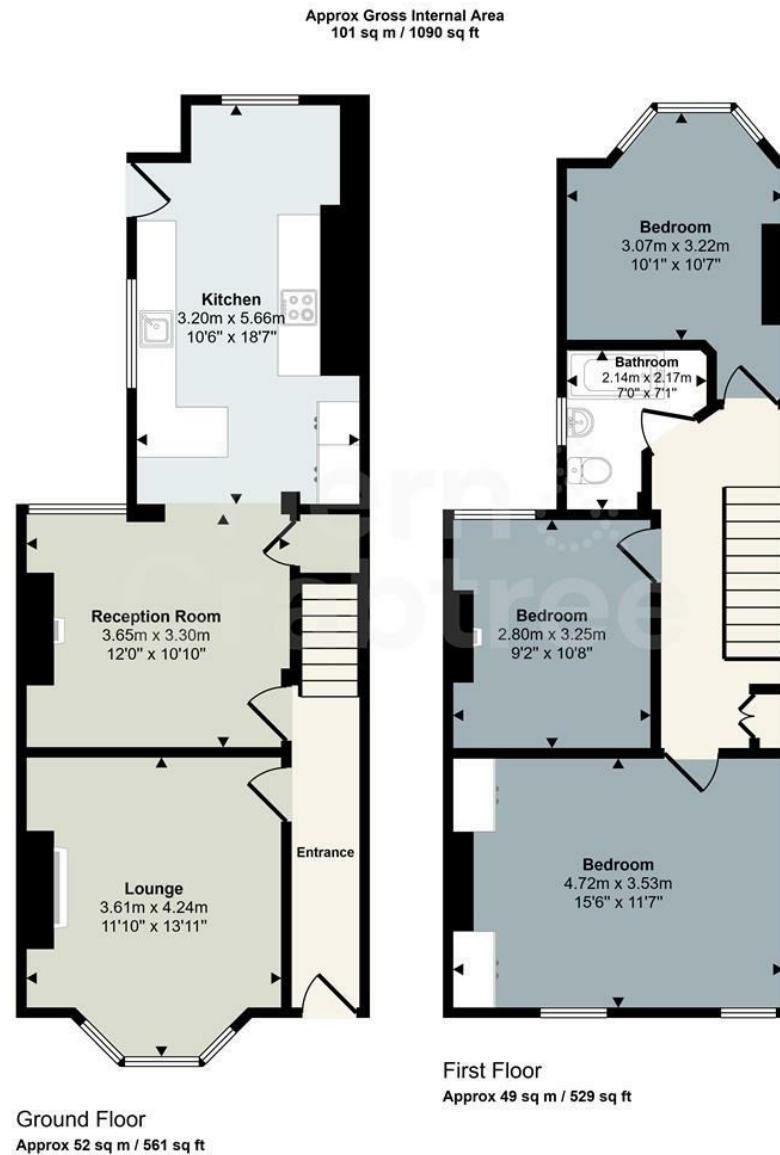
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies 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.

Council Tax Band: E







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		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(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.

