

Victoria Avenue

| Victoria Park | Cardiff | CF5 1ET

Hern and Crabtree

VICTORIA AVENUE

Guide Price £420,000



OUTSIDE

Rear Garden

Enclosed rear garden renovated with stone paved patio. Part lawn. Flower borders with railway sleepers. Mature shrubs. Cold water tap. Door to detached large garage to the rear with lane access.

Detached Garage

A good size detached Garage to the rear with power. Rear road access via Daisy Street. Is suitably sized for a home workspace or gym.

Front

Front forecourt with low-rise brick wall and wrought iron gate. Slate chippings and a tiled pathway to the front door

Tenure And Additional Information

We have been informed that the property is Freehold. Council Tax band is E.

Schools

Via ishare Cardiff website. My English medium primary catchment area is Radnor Primary School (year 2022-23) Note Howardian Primary catchment area yet to be established Applications are welcomed My English medium secondary catchment area is Fitzalan High School (year 2022-23) My Welsh medium primary catchment area is Ysgol Gymraeg Treganna (year 2022-23) Note Ysgol Hamadryad catchment area will be established from September 2021. Applications are welcomed My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2022-23)

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.

Victoria Avenue is small no through road tucked away just a short stroll from the historic Victoria Park. This three bedroom house has been thoughtfully renovated by the current owners to create a balance of period features and a perfect modern family home. Sash windows, herringbone wood flooring, picture rails and wood burning stoves emphatically highlight the attention to detail additions that have been made whilst transforming this wonderful property.

Hidden behind the handsome façade with double bay windows and striking mock Tudor front gable the hallway leads off to a generous separate front room, wood French doors to a rear living room and a shaker style country kitchen formed around a Smeg range cooker, sits to the end of the house. The first floor offers three bedrooms and a sympathetically modernised four piece bathroom that has been cleverly extended to create more space. Outside is an enclosed garden with a stone patio and lawn along with a detached garage benefiting from easy rear road access (via Daisy Street).

Entrance Porch

Entered via double glazed composite door to front with matching windows over and side with etched glass into the porch. Chequered tiled flooring. Natural light windows to either side. Traditional wooden glazed door with matching window over and to side into hallway

Hallway

Stairs rise up to the first floor. Column radiator. Refurbished wood parquet flooring. Concealed meter cupboard. Coved ceiling and ceiling rose. Understairs storage alcove. Doors lead through to :

Dining Room

16'5" max into bay x 11'8" max Double glazed pvc sash bay window to front with fitted plantation shutters. Radiator. Coved ceiling and ceiling rose. Picture rail Refurbished wood parquet flooring. Cast iron wood burning stove on a slate hearth.

Living Room

11'9" x 13' Double glazed sliding patio door

Bedroom One

18'4" max x 10'10" Double glazed pvc sash bay window to the front. Radiator. Coved ceiling. Picture rail. Double wooden doors to the hallway. Radiator. Window frame offers light between the living room and kitchen.

Kitchen

19'1" max x 6'6" A Sigma kitchen fitted with wall and base units with complimentary worktops over. Ceramic sink and drainer with mixer tap. Pull out recycling drawers. Integrated full-length Neff dishwasher. Space for gas range cooker with tiled splashback and twin cooker hood over. Space for fridge freezer. Wine cooler fridge. Column radiator and slate tiled flooring. Spot lights.

FIRST FLOOR

Landing

Stairs rise up from the entrance hall with wooden handrail and spindles. Dado rail. Bannister. Loft access hatch.

Bedroom Two

10'9" max x 8'5" expanding to max 10'9" Double glazed pvc window to the rear. Radiator. Picture rail. Airing cupboard with Ideal gas combi boiler.

Bedroom Three

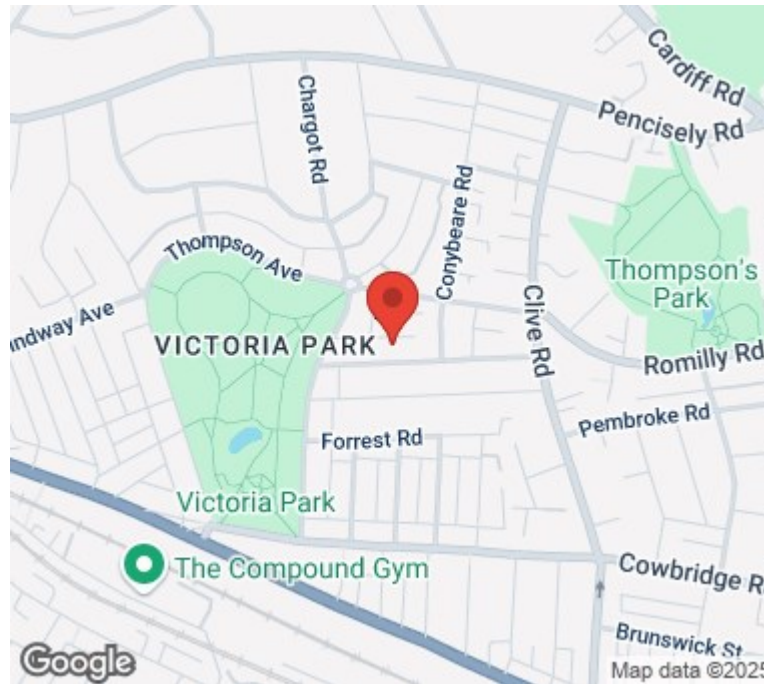
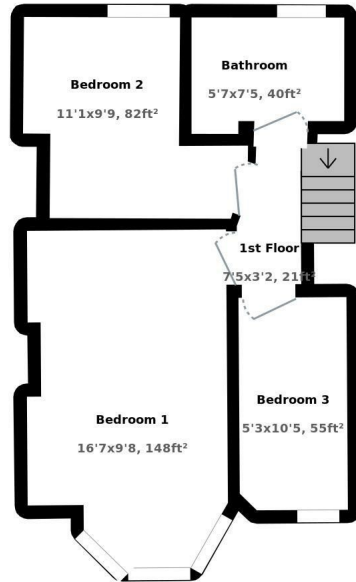
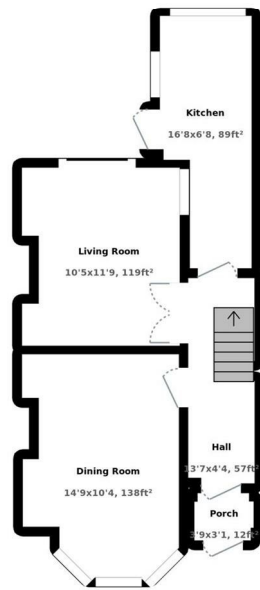
5'10" x 11'7" Double glazed pvc window to the front. Radiator. Picture rail.

Bathroom

8'1" max x 6'5" max Obscure double-glazed window to the rear. Spa bath with central mixer tap and shower mixer. Separate shower cubicle with slide-back glass door and plumbed shower with raindrop shower head with separate shower mixer. W/c and vanity wash hand basin. Wall mounted mirrored vanity cupboard. Heated towel rail. Tiled flooring. Half tiled walls. Spotlights.



Call Hern & Crabtree to arrange a viewing on 02920 555 198



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 66 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.