

Nesta Road

VICTORIA PARK, CARDIFF, CF5 1HT

GUIDE PRICE £369,950

**Hern &
Crabtree**



Nesta Road

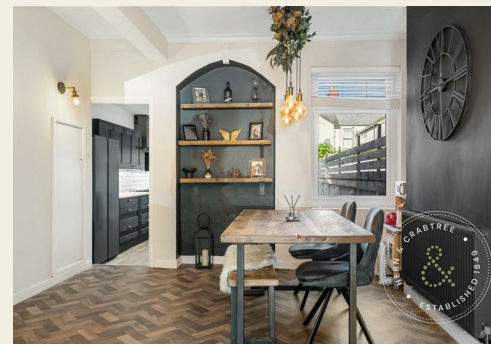
A beautifully presented three-bedroom mid-terrace house, ideally situated on Nesta Road, just moments from the open spaces of Victoria Park. Finished to an excellent standard throughout, this impressive property offers stylish, modern living and would make an ideal first-time purchase or family home.

Upon entering, you are greeted by a welcoming entrance hall leading into a spacious through lounge/diner, providing a versatile and sociable living space. To the rear of the property is a superb modern fitted kitchen, complete with a breakfast bar and direct access to the enclosed rear garden.

The first floor offers three generously sized bedrooms, along with a contemporary family bathroom.

Externally, the property benefits from a private enclosed rear garden, perfect for outdoor dining, or simply relaxing.

Nesta 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 1188.00 sq ft

Entrance Hall

Entered via a pvc front door with double obscure glazed panel, tiled floor, spotlights, coat hooks, radiator, coved ceiling, spotlights, stairs to the first floor.

Lounge/Dining Room

Double glazed window to the front, radiator, coved ceiling, wall light, electric fireplace, vinyl flooring, archway to the dining room which has a double glazed window to the rear, radiator, storage cupboards, consumer boards.

Kitchen

Double glazed doors to the rear, double glazed window, wall and base units with worktop over, gas hob with double oven and grill, integrated dishwasher, space for washing machine, space for fridge and freezer, part tiled walls, kitchen lights, breakfast bar, two radiators, spotlights and wall lights.

Landing

Stairs rise up from the hall with wooden handrail, spotlights, access to loft space.

Bedroom One

Twin double glazed window to the front, radiator.

Bedroom Two

Double glazed window to the rear, radiator, built in wardrobe.

Bedroom Three

Double glazed window to the rear, radiator, wall light, built in shelving, built in wardrobe.

Bathroom

Double obscure glazed window to the side, bath with mixer tap and shower attachment, w.c and wash hand basin, heated towel rail, part tiled wall, spotlights, tiled flooring.

Garden

Enclosed by stone wall and timber fencing, wooden gate to the rear lane, storage shed..

Tenure and additional information

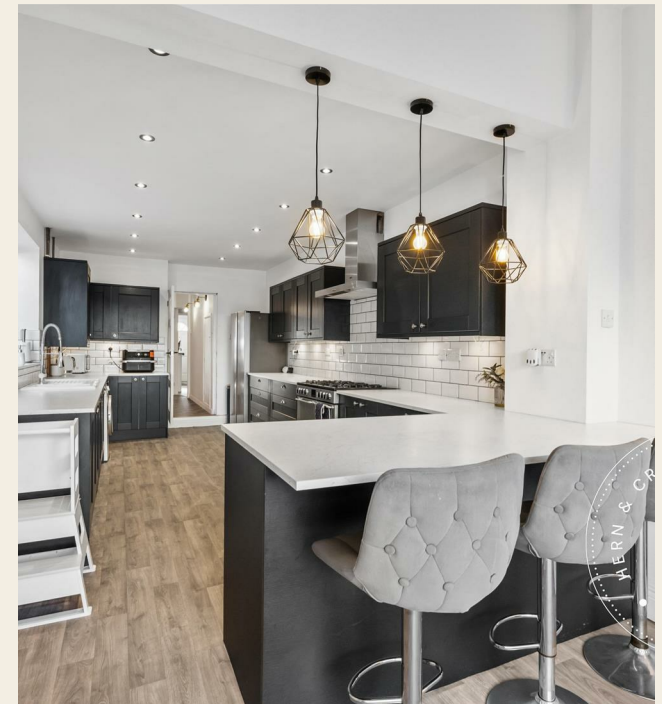
We have been advised by the seller that the property is freehold and the council tax band is TBC

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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: D





Approx Gross Internal Area
110 sq m / 1188 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		73
(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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