

Fairfield Avenue

VICTORIA PARK, CARDIFF, CF5 1BS

OFFERS IN EXCESS OF £375,000

**Hern &
Crabtree**



Fairfield Avenue

An impressive and beautifully presented three-bedroom mid-terrace home, thoughtfully combining period character with a stylish modern feel throughout. Immaculately maintained and ready for its next occupier to move straight in, this spacious and versatile property offers a wonderful open-plan kitchen/diner/sitting area, ideal for both everyday living and entertaining.

The ground floor comprises a welcoming entrance hall, a bright and elegant lounge featuring a charming bay window, a versatile study, and a superb open-plan kitchen/diner/sitting area. With doors opening directly onto the rear garden, this generous space provides a wonderful setting for entertaining, relaxing and family life.

To the first floor are three well-proportioned bedrooms and a well-appointed family bathroom.

Externally, the property benefits from a good-sized, low-maintenance rear garden complete with a summer house. Convenient rear lane access, with double gates, also provides potential for off-street parking.

Fairfield Avenue remains a highly sought-after location, enjoying close proximity to the green open spaces of Victoria Park and the vibrant amenities of Canton. A variety of cafés, restaurants, independent shops and everyday conveniences are all within easy reach, while Cardiff city centre is just over two miles away. Excellent public transport links are also readily accessible, making this an ideal home for those seeking both convenience and connectivity.

PLEASE NOTE :- The property will not be ready for legal completion until Summer 2027.



Approx 1080.00 sq ft

Council Tax Band: E

Porch

Entered via a pvc front door, utility cupboards,

Hall

Entered via a wood front door, coved ceiling, dado rail, radiator, stairs to the first floor, laminate floor.

Office

Radiator, laminate floor.

Living Room

Double glazed bay window to the front with fitted shutters, vertical radiator, coved ceiling.

Kitchen/Dining Room

Double glazed patio doors to the garden, double glazed window to the rear, fitted with base units with worktop over, composite sink, a four ring induction hob with electric oven and grill combi, space and plumbing for dishwasher, vertical radiator, coved ceiling, tiled and laminate floor, fireplace with log burner and wooden mantle and slate hearth,

Utility

Space and plumbing for a washing machine and a tumble dryer, tiled floor.

First Floor Landing

Stairs rise up from the hall with wooden handrail and spindles, dado rail, access to loft.

Bedroom One

Double glazed window to the front with fitted shutters, radiator, chimney breast.

Bedroom Two

Double glazed window to the rear, radiator, coved ceiling, fireplace, built in cupboard. housing the combi boiler.

Bedroom Three

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

Bathroom

Double obscure glazed window to the rear, bath with power shower over, w.c and wash hand basin, vertical radiator, tiled walls and tiled floor.

Garden

Enclosed by timber fence and wall to one side, lawn area and gravel, cold water tap, power to the rear double gates to the locked lane at the rear. Summer house with power and garden shed.

Front

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

Rear

Tenure and additional information

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

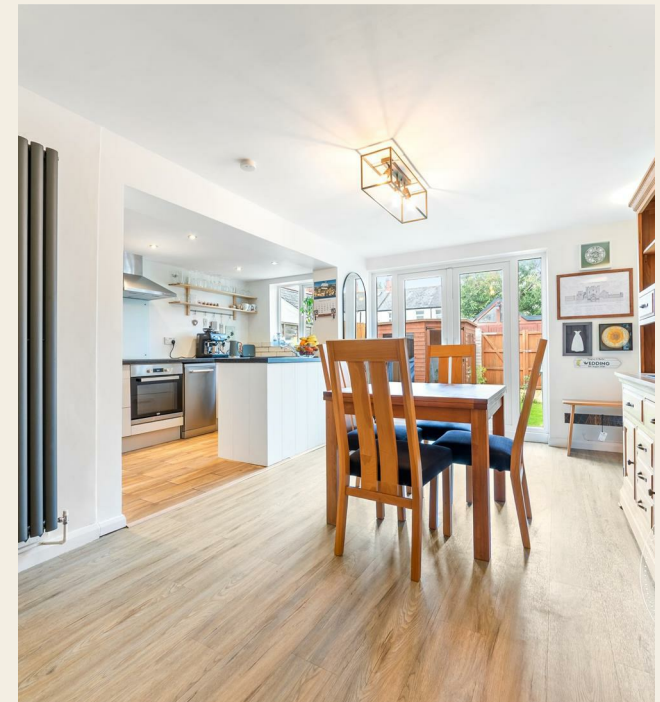
Epc -

Legal Completion can't take place until summer 2027.

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.







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

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

02920 555 198



llandaff@hern-crabtree.co.uk



hern-crabtree.co.uk



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.