

Fairfield Close

VICTORIA PARK, CARDIFF, CF5 1AD

GUIDE PRICE £385,000

**Hern &
Crabtree**



Fairfield Close

No Chain. Rarely available. Set in the highly sought-after and peaceful location of Victoria Park, this beautifully presented and versatile two-bedroom semi-detached dormer bungalow offers an excellent opportunity for those looking for a first time buy or to downsize without compromising on style or comfort.

Situated on a quiet no-through road, this charming home has been thoughtfully improved to a modern standard by the current owner, providing the perfect balance of contemporary living but with still plenty of charm and character.

The accommodation briefly comprises: Entrance Hall, Lounge, Dining Room, Conservatory, Modern Fitted Kitchen, Bathroom and Bedroom One to the ground floor. There are stairs leading from the Dining Room to a Primary Bedroom benefiting from an En-Suite. The property further benefits from a private rear garden as well as a garage and off street parking to the front.

Fairfield Close 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!



1154.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wooden fence. Driveway offering off road parking.

Hallway

Enter via a traditional wooden door with stained glass to the front elevation with window to the side. Coved ceiling. Radiator. Original Terrazzo flooring.

Lounge

14'1" max x 12'2" max
Double glazed bay window to the front elevation. Coved ceiling. Picture rail. Radiator. Wooden herringbone flooring.

Dining Room

11'9" max x 11'3" max
Double doors to the conservatory offering natural light. Radiator. Wooden herringbone flooring. Spiral staircase leading up to the first floor.

Kitchen

10'2" max x 8'2" max
Double glazed window to the side elevation. Wall and base units with worktops over. Integrated five ring gas hob with glass splashback screen and cooker hood over. Integrated double oven. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated fridge freezer. Integrated dishwasher. Part tiled walls. Tiled flooring. Radiator.

Conservatory

11'5" max x 8'8" max
Double glazed windows. Double glazed PVC door to the rear garden. PVC roof. Radiator. Tiled flooring.

Bathroom

8'4" max x 5'6" max
Two double glazed obscure windows to the rear elevation. W/C and wash hand basin. Bath with electric shower over and glass splashback screen. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Bedroom Two

9'8" max x 7'10" max
Double glazed window to the front elevation. Picture rail. Radiator. Wooden herringbone flooring.

First Floor

Stairs rise up from the dining room. Wrought iron and wooden spiral staircase. Wooden bannister.

Bedroom One

13'7" max x 10'11" max
Two double glazed skylight windows. Radiator. Storage into eaves. Door leading to:

En Suite

6'4" max x 4'10" max
Double glazed skylight window. W/C and wash hand basin. Shower quadrant with electric shower and glass sliding doors. Tiled walls. Tiled flooring. Extractor fan.

Garden

Enclosed rear garden. Paved patio. Mature shrubs and trees. Cold water tap. Passageway to the garage and front aspect with PVC roof.

Garage

18'6" max x 10'9" max
Purpose built garage. Window to the side elevation. Power and light.

Additional Information

We have been advised by the seller of the following:- It's a spacious, bright, versatile home that can be 2 or 3 bedrooms. Two bathrooms with ensuite to upstairs bedroom and jacuzzi bath downstairs. Some unique features like the spiral staircase which looks attractive and saves a lot of space. Large powered garage and enough off-road parking for up to 5 cars. Loft conversion with planning permission and made to building regs, very well insulated and signed off by building control. Loft area all boarded and insulated offering huge storage space in the eaves of the roof. Sunny garden which catches the sun from mid-morning to evening.

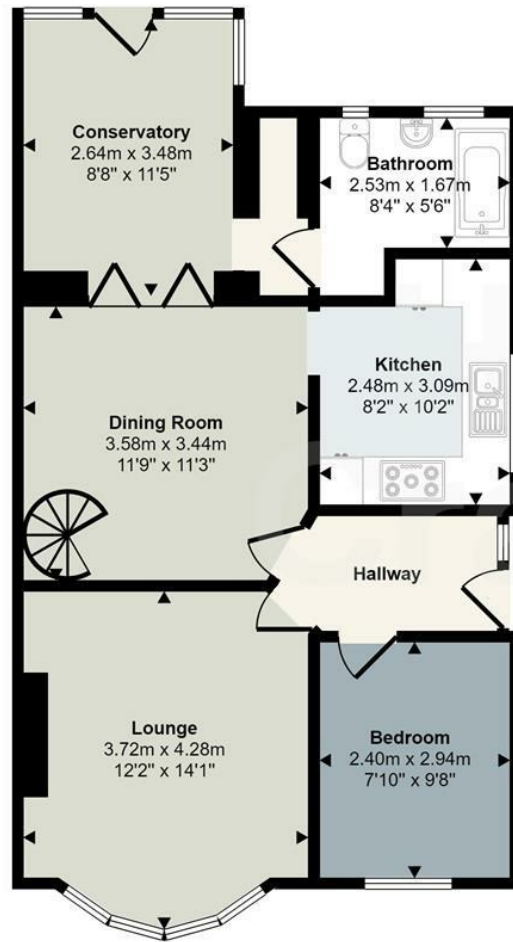
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The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and

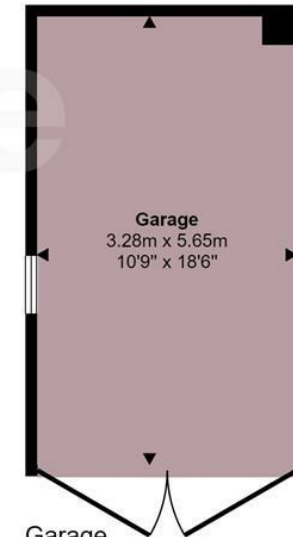
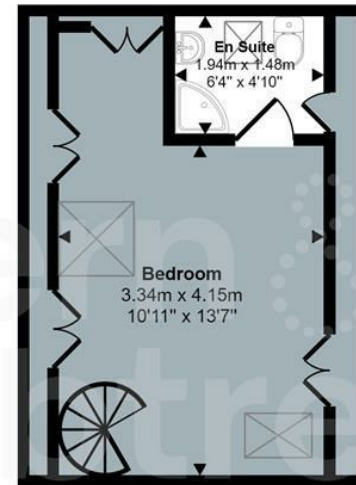
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Approx Gross Internal Area
107 sq m / 1154 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		69
(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.

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