

# Westbury Terrace

VICTORIA PARK, CARDIFF, CF5 1FZ

**OFFERS IN EXCESS OF £450,000**

**Hern &  
Crabtree**





# Westbury Terrace

Quite simply stunning! This exceptional home on the ever-popular Westbury Terrace sits just a stone's throw from Victoria Park. Beautifully modernised to a high specification and extended by the current owners, the property has been thoughtfully transformed throughout to offer a warm, inviting, and contemporary home that retains its original period charm.

The welcoming entrance hall provides an immediate sense of space and style, with elegant tiled flooring leading to a bright Lounge at the front of the house. A separate Sitting Room opens seamlessly into the impressive open-plan kitchen, dining, and living area, a superb social hub perfect for family life. Large bi-folding doors extend the space out to the landscaped rear garden, while a convenient cloakroom with a toilet completes the ground floor.

Upstairs, there are two generous double bedrooms, with the principal bedroom benefiting from a walk in wardrobe, and a stunning four-piece contemporary bathroom. A further staircase leads to a third bedroom in the loft.

Outside, the rear garden has been beautifully landscaped and features a stylish garden room/bar, perfect for entertaining or relaxing.

The location is second to none with Llandaff, Canton and Victoria Park's excellent amenities right on your doorstep. From top-rated schools and boutique shops to restaurants and leisure facilities, everything you need is close at hand. This property truly combines style, space, and location. This wonderful home is sure to be in high demand!



**1336.00 sq ft**

### Entrance Hall

Entered via a composite front door into hallway, stairs to the first floor, tiled floor.

### Downstairs Cloakroom

Understairs cupboard with w.c and wash hand basin, radiator, tiled floor, also housing the washing machine.

### Lounge

Double glazed window to the front, radiator, cast iron fire surround with wooden mantle and marble hearth, built in cupboards.

### Sitting Room

Coved ceiling, radiator, leads into the kitchen.

### Open Plan Kitchen/Diner

Three skylight windows, bi fold doors to the rear, fitted with a range of wall and base units with worktop over, integrated hot tap, sink and drainer, integrated dishwasher, central island with wine fridge, a Rangemaster cooker, vertical radiator, tiled floor.

### First Floor Landing

A dog leg staircase leads to the first floor, stairs to the loft room, wooden floorboards.

### Bedroom One

Double glazed windows to the front, radiator, built in storage cupboard, walk in wardrobe, wooden floors.

### Bedroom Two

Double glazed window to the rear, radiator, cupboard housing the combination boiler, wooden floors.

### Bathroom

Double glazed skylight to the side, fitted with a freestanding claw feet bath, integrated bathroom TV, a walk in shower, w.c and wash hand basin, heated towel rail, laminate flooring.

### Bedroom Three

Double glazed skylight window to the front, eaves storage, radiator, restricted head height.

### Rear Garden

Enclosed by timber fencing, paved area, steps to Astro turf and further two steps up to a decking area, electric points and cold water tap.

### Garden Room

With power and Wifi.

### Front

Low rise stone feature wall, slate chippings, bin storage, paved path, alarm, cold water tap and electric socket. Ring doorbell and security cameras.

### Tenure and additional information

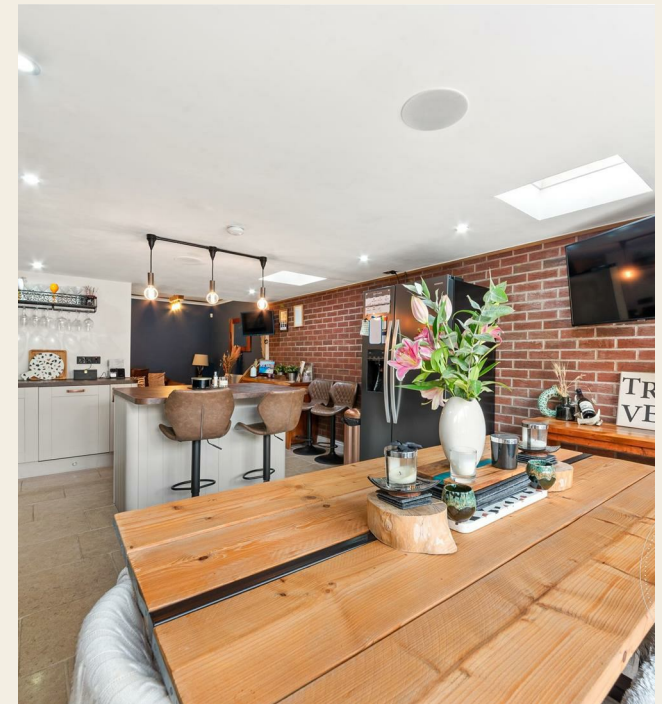
We have been advised by the seller that the property is freehold and the council tax band is E.

Please note the the square footage incorporates the garden room.

### Disclaimer

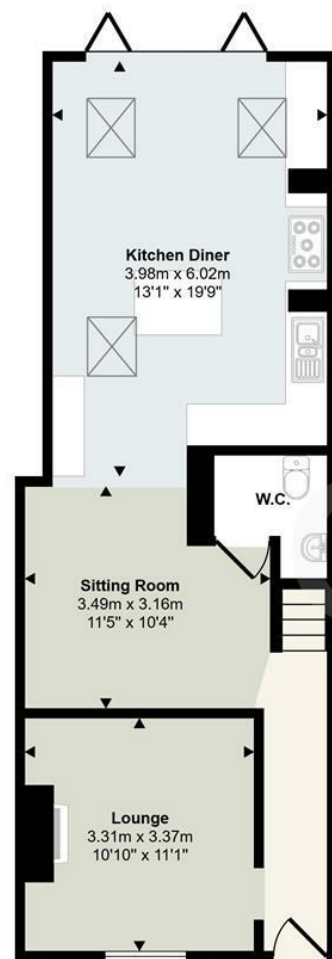
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies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







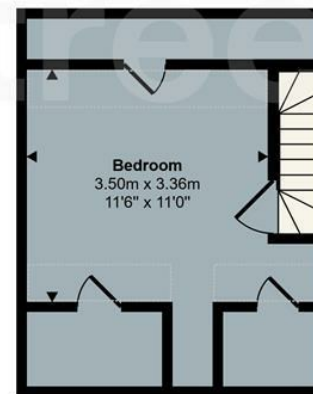


Ground Floor  
Approx 54 sq m / 579 sq ft

Denotes head height below 1.5m



First Floor  
Approx 38 sq m / 406 sq ft



Second Floor  
Approx 23 sq m / 244 sq ft



Garden Room  
Approx 10 sq m / 107 sq ft

Approx Gross Internal Area  
124 sq m / 1336 sq ft

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-101) <b>A</b>                           |         | <b>87</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | <b>65</b>               |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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



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