

Fairfield Avenue

VICTORIA PARK, CARDIFF, CF5 1BR

OFFERS IN EXCESS OF £385,000

**Hern &
Crabtree**



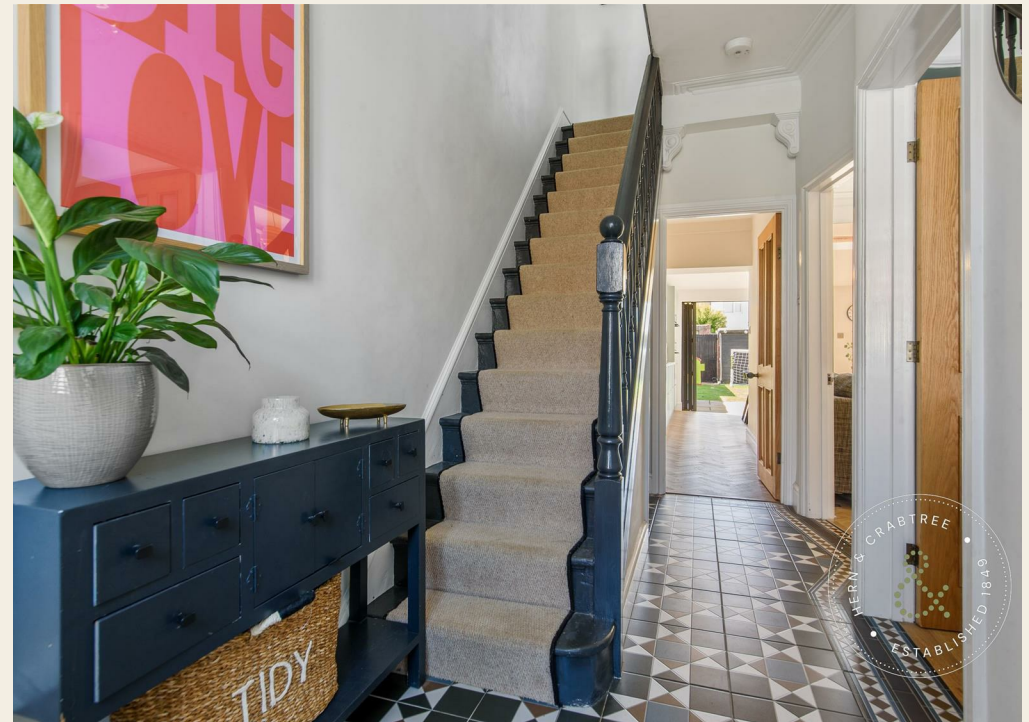
Fairfield Avenue

This excellent home on Fairfield Avenue is situated a stones throw away from Victoria Park. The property has been lovingly modernised and extended by the current owners, transforming it throughout to offer an inviting, warm and modern home with a nod to the original period.

The entrance hall provides an immediate sense of space and style with tiled flooring leading to the bright and airy living room to the front of the house. There is a further sitting room that opens up into the open-plan kitchen/dining room that is a great size, with bi folding doors leading out into the south west facing garden, perfect for relaxing or entertaining. There is also a handy utility room for all your laundry needs with a further downstairs w.c. The first floor offers three bedrooms and a modern bathroom.

The location could not be better, with all the amenities Canton and Victoria Park has to offer right on your doorstep. With excellent schools, shops, restaurants and leisure facilities available nearby, this property is sure to be popular.

Canton is a vibrant suburb of Cardiff located just one mile from the city centre, and is bordered by Victoria Park and the River Ely. It has a wide variety of independent shops, cafes and restaurants as well as a greengrocer and butcher. There are plenty of parks and green spaces including Victoria Park, Thompson Park, and Bute Park a little further afield, making it great for families or anyone who enjoys outdoor activities. The area is also well connected to other parts of the city via public transport links such as bus routes and train stations.



1046.00 sq ft

Entrance Porch

Entered via a composite front door, tiled floor, dado rail.

Hall

Entered via wood front door into hall, coved ceiling, utility cupboard, stairs to the first floor with storage, tiled floor.

Living Room

Double glazed bay window to the front, radiator, coved ceiling, picture rail, wooden flooring.

Dining Room

Wood burner with built in shelves and cupboard, coved ceiling, wood parquet flooring, arch to kitchen.

Kitchen/Diner

Fitted with base units, a four ring induction hob with oven and grill, integrated fridge and freezer, one and a half bowl sink, integrated dishwasher, Bi fold doors lead out to the rear garden.

Utility

Double obscure glazed window to the rear, work top, plumbing for washing machine and tumble dryer, parquet flooring.

Downstairs Cloakroom

Fitted with w.c and wash hand basin, half tiled walls, tiled floor.

First Floor Landing

Stairs rise up from the hall, access to loft space.

Bedroom One

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

Bedroom Two

Double glazed window to the front, coved ceiling.

Bedroom Three

Double glazed window to the rear, radiator, ceiling rose with coved ceiling, built in cupboards.

Bathroom

Double obscure glazed window to the side, fitted with bath with shower over, w.c and wash hand basin, heated towel rail, half tiled walls, tiled floor.

Rear Garden

Enclosed by timber fencing, paved and lawn area, power points, cold water tap, garden shed, access to the rear lane.

Front

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

Tenure and additional information.

We have been advised the property is freehold. and the council tax band is TBC

Disclaimer

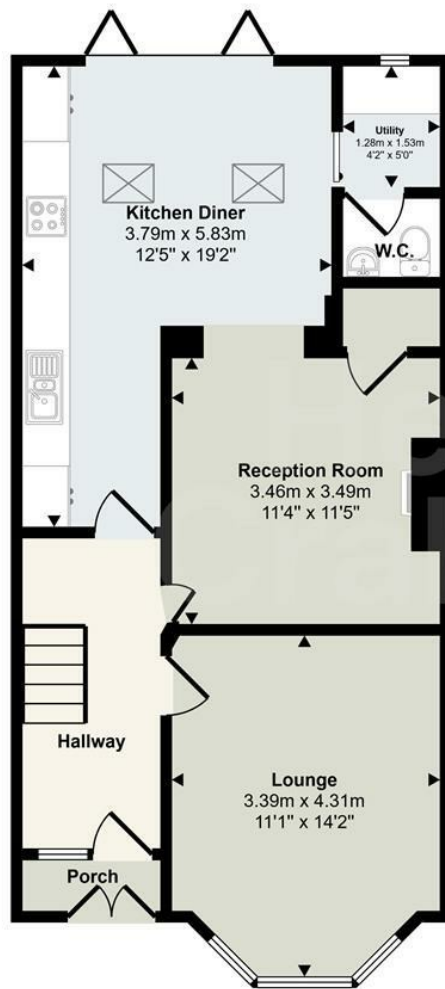
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

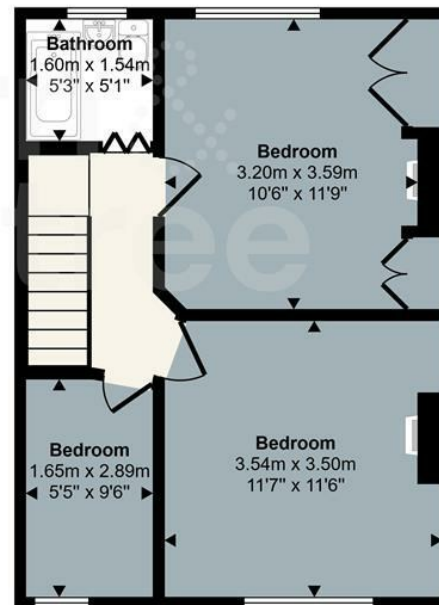




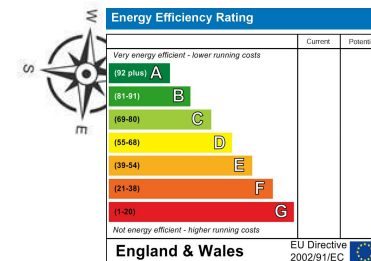
Approx Gross Internal Area
97 sq m / 1046 sq ft



Ground Floor
Approx 58 sq m / 625 sq ft



First Floor
Approx 39 sq m / 421 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.

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