

Fairfield Avenue

VICTORIA PARK, CARDIFF, CF5 1BR

£1,300 PER CALENDAR MONTH

Hern &
Crabtree



Fairfield Avenue

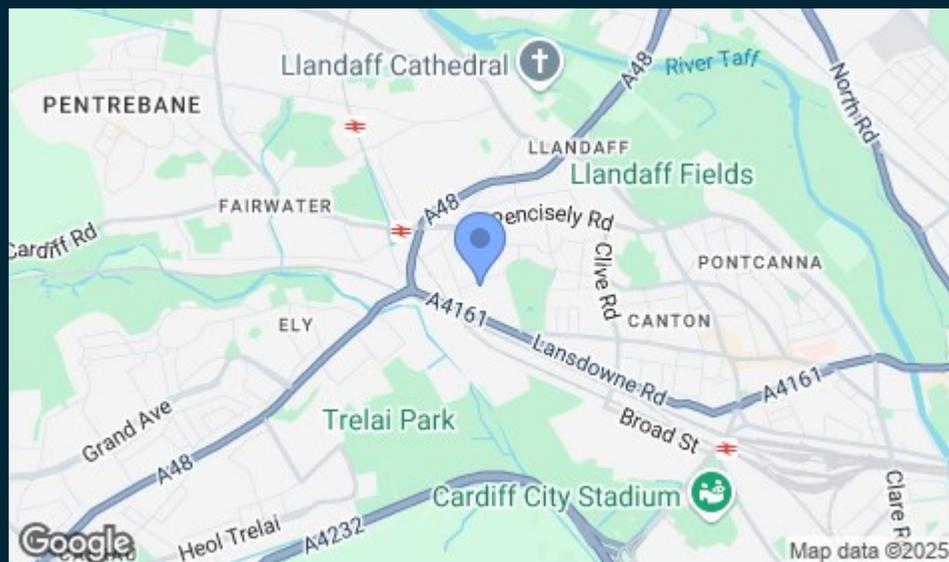
An extended traditional bay fronted three bedroom mid-terrace placed a stones throw away from Victoria Park.

Extended to the rear creating a light and spacious with french doors onto the garden, the rest of the accommodation briefly comprise: Entrance Hall, Lounge, Open Plan Kitchen/Diner opening into a Sitting Room and a Shower Room to the ground floor. To the first floor are Three Bedrooms and a family Bathroom. The property further benefits from a garden to the rear.

Fairfield Avenue is 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.

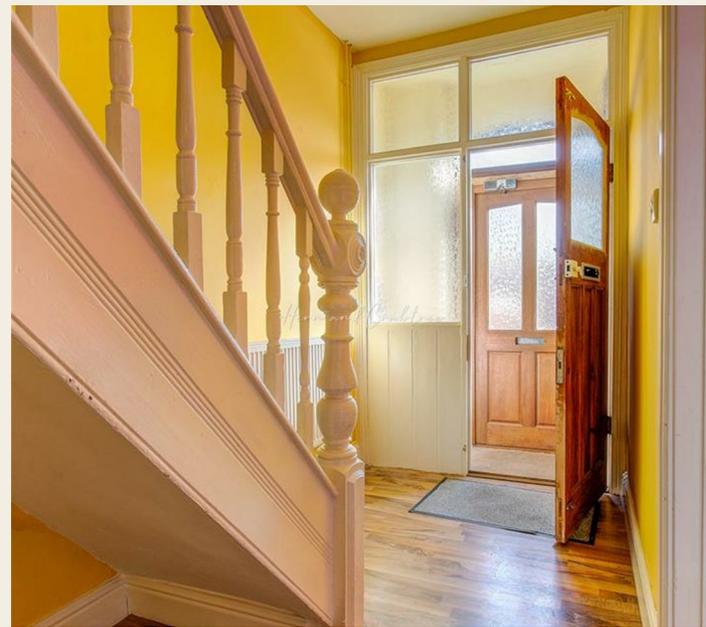
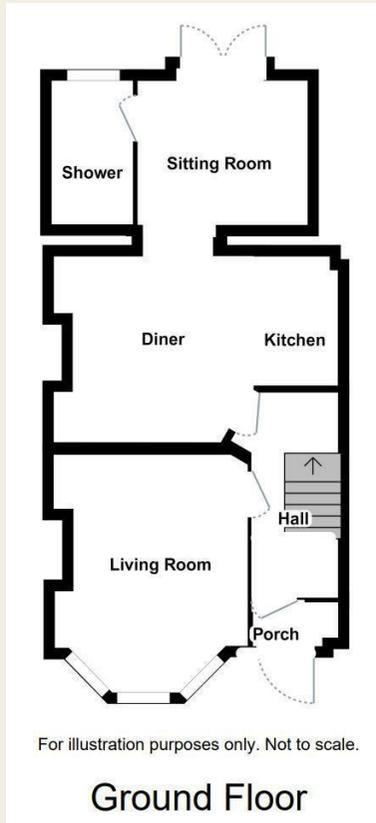
Available from June 2025. EPC Rating C. Council Band D. Un-Furnished.

A holding fee of £150 will be payable to secure the property. This will be deducted from the final balance of the first month rent payable upon moving into the property subject to a successful application. Hern & Crabtree Ltd reserves the right to retain this payment should the applicant have provided false or misleading information.





Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(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

