

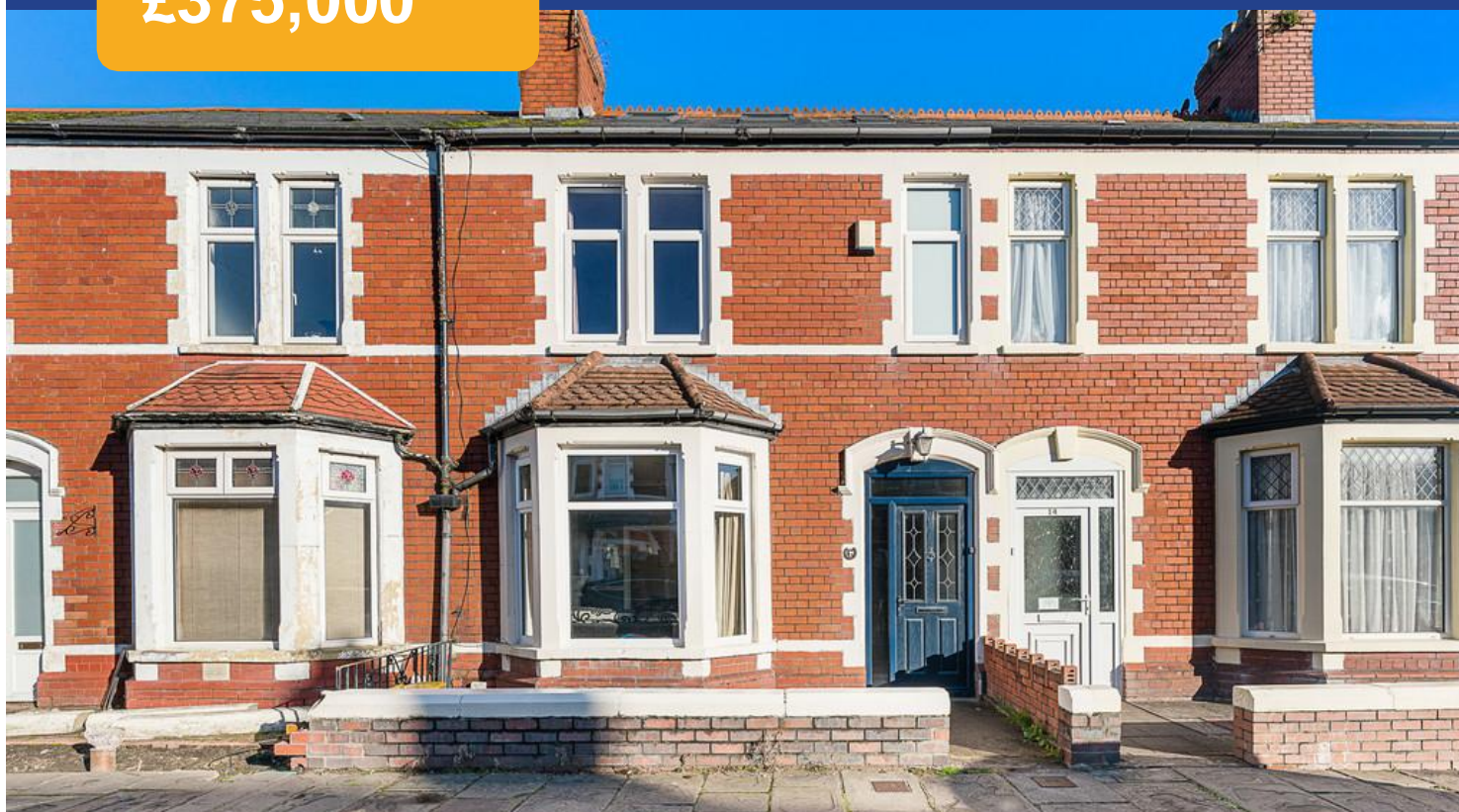
Fairfield Avenue, Victoria Park, Cardiff, CF5 1BS



Estate Agents and
Chartered Surveyors

Asking Price Of

£375,000



Mid Terraced House



Property Description

****TRADITIONAL MID TERRACED HOUSE****
MGY are pleased to offer for sale a traditional mid terraced house, situated within walking distance of local shops, Victoria Park and with easy access to the City Centre. The spacious accommodation briefly comprises of entrance hall, living and dining room, large separate kitchen, two bathrooms, four bedrooms and large rear garden. The property further benefits from original features, gas central heating, bay fronted windows and a forecourt. Viewing highly recommended.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,344 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

Entered via forecourt and uPVC door with letter box. Original features include tiled flooring, dado rail and coved ceiling. Wall mounted radiator.

LOUNGE/DINING ROOM

11' 5" x 11' 3" (3.48m x 3.44m)
Bay windows to front. Coving. Carpeted flooring. TV and telephone point. Opening to dining room. Radiator.

DINING ROOM

17' 2" x 11' 7" (5.24m x 3.54m)
Laminate flooring. Archway to kitchen. Coving. Radiator.

KITCHEN/BREAKFAST ROOM

15' 3" x 11' 3" (4.67m x 3.45m)
Tiled flooring. Radiator. Double glazed window to rear. Patio doors to rear garden. Space for fridge freezer, separate dishwasher, washing machine and tumble dryer. Freestanding cooker with stainless steel extractor. Ample storage throughout.

FIRST FLOOR

Carpeted flooring. Door to bedroom two, bedroom three, bedroom four and bathroom. Carpeted stairway to second floor.

BEDROOM TWO

11' 3" x 11' 1" (3.43m x 3.40m)
Double glazed window to front, carpet. Radiator. Coving.

BEDROOM THREE

11' 8" x 11' 5" (3.58m x 3.50m)
Double glazed window to rear. Radiator. Carpet.

BEDROOM FOUR

8' 0" x 5' 0" (2.44m x 1.54m)
Double glazed window to front. Radiator. Carpet.

BATHROOM

7' 10" x 7' 4" (2.40m x 2.24m)
Double glazed obscure window to rear. Tiled flooring. Vanity enclosed sink. WC. Panelled bath with glass shower screen. Shower over. Fully tiled.

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SECOND FLOOR

Carpeted flooring. Door to bedroom one and en suite.

BEDROOM ONE

19' 1" x 11' 5" (5.83m x 3.48m)

Loft to building regulations. Two sky lights and window to rear. Carpet. Spotlights. Radiator.

EN-SUITE SHOWER ROOM

Vinyl flooring. Window to rear. Heated towel rail. Vanity enclosed sink with tiled splashback. Shower cubicle with shower over. Spotlights. Extractor fan. WC.

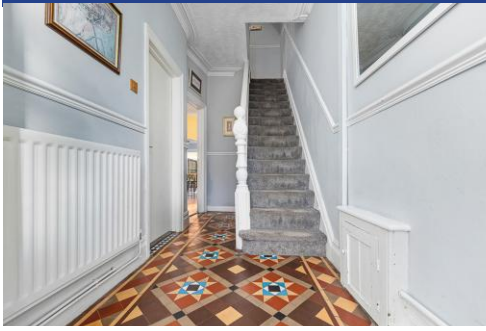
OUTSIDE

Recently landscaped garden. Brick and fenced borders. Grass and patio slabbed. Rear lane access. Access from kitchen. Garden shed.

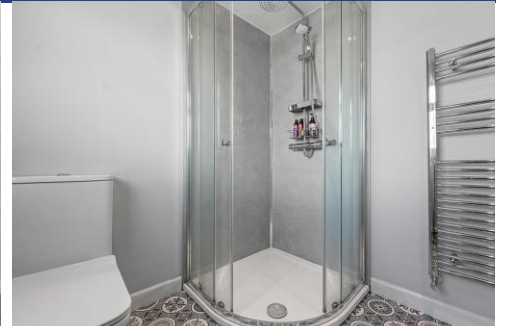
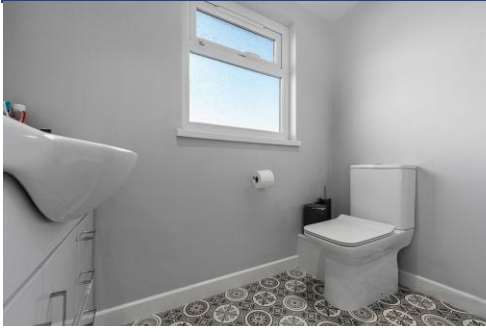
TENURE

MGY are advised that the property is freehold.

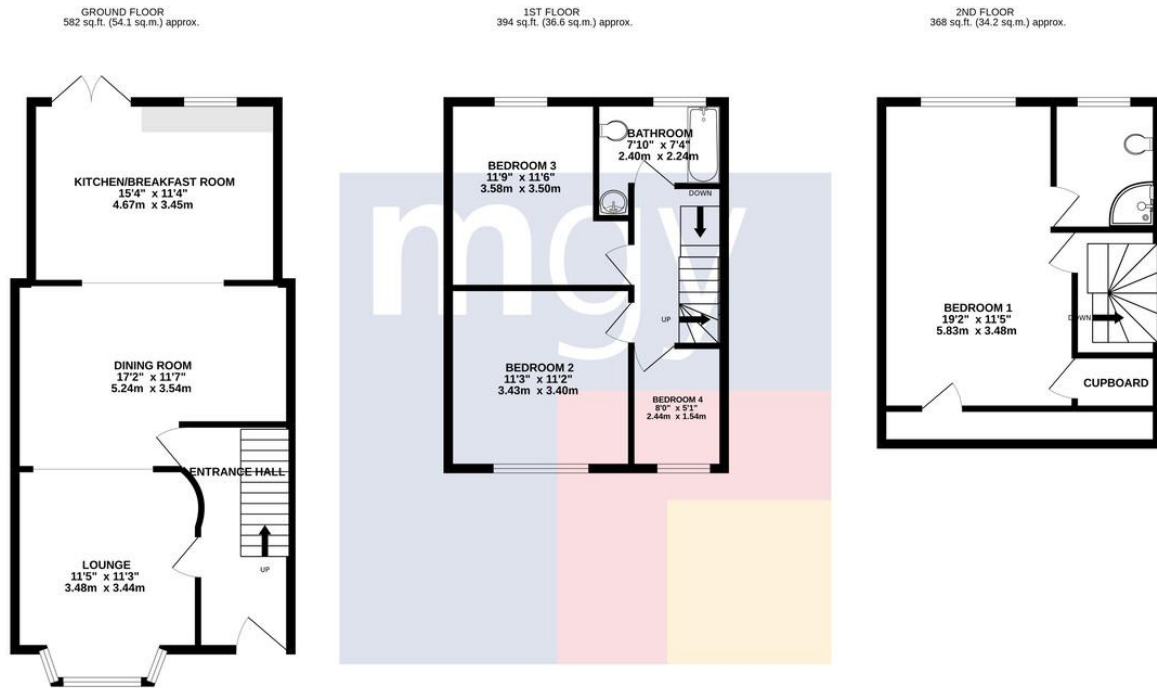
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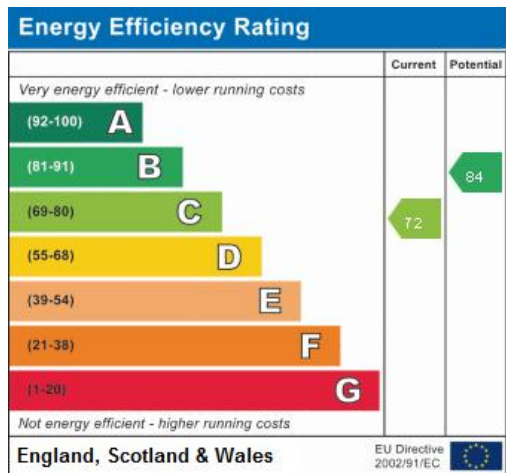
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TOTAL FLOOR AREA: 1344 sq.ft. (124.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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