

Westbury Terrace

Victoria Park, Cardiff CF5 1FZ



- EPC - D
- No Chain!

- In Need of Modernisation
- Mid-Terrace House

- Two Reception Rooms
- Two Bedrooms

Rarely Available! No ongoing chain! This traditional mid terrace home is in need of modernisation and is situated close to Victoria Park in the sought after street of Westbury Terrace. The property briefly comprises: Entrance Hall, Lounge, Dining Room and Kitchen to the ground floor. To the first floor are Two Double Bedrooms and a large Bathroom. There is a good size enclosed garden to the rear. On the door step are a good variety of local shops, cafés and amenities along with excellent public transport links to the city centre.

Entrance

Entered via obscure double glazed door, power points, stairs rising to the first floor, doors to all rooms.

Lounge 11'01 x 11'04 into recess max (3.38m x 3.45m into recess max)

Double glazed window to the front, panelled radiator, power points, storage into alcoves either side of chimney breast.

Dining Room 10'10 x 11'09 into recess (3.30m x 3.58m into recess)

Double glazed window to the rear, panelled radiator, power points, feature gas fireplace, door leading to:

Kitchen

Fitted with a range of matching wall and base units with work surface over, four ring gas hob, electric oven beneath, single bowl stainless steel sink and drainer, space for fridge/freezer, space and plumbing for washing machine, wall mounted combination boiler, power points, double glazed window to side and double glazed door leading to the rear garden.

First Floor Landing

Power points, access to loft space, doors to all rooms.

Bedroom One 14'06 to recess x 11' (4.42m to recess x 3.35m)

Twin double glazed windows to the front, TV point, panelled radiator, power points.

Bedroom Two 11' x 8'11 to recess (3.35m x 2.72m to recess)

Double glazed window to the rear, panelled radiator, power points.

Shower Room 10'01 x 7'04 (3.07m x 2.24m)



Wet room style electric shower, low level w.c., wash hand basin, panelled radiator, part tiled, double obscure glazed window to the side,

Rear Garden

Enclosed rear garden mainly laid to lawn with mature hedge and trees, paved patio area.

Outside Front

Enclosed by mature hedge, lawn area, path to front door.

Tenure

We have been advised by the seller that the property is Freehold. EPC=TBC