

Forrest Road

Victoria Park, Canton, Cardiff CF51HQ

- EPC - D
- Mid-Terrace House
- Three Bedrooms
- Two Open Reception Rooms
- Kitchen & Utility Room
- Upstairs Bathroom
- Close To Victoria Park
- Popular Location

Guide price £275,000

www.hern-crabtree.co.uk



A charming bay fronted traditional mid-terrace house placed just a stone's throw from Victoria Park and under 2 miles to Cardiff centre. Boasting a light and spacious home with character features and including a wood burning stove will ensure this property will prove popular.

From the entrance hall, both the lounge and dining room have been knocked through into one large room but still offer two separate spaces. There is a well presented kitchen and room for a small breakfast bar along with a utility room to the rear. This leads out to a pretty, enclosed rear garden that is private to the back that benefits from the late westerly afternoon sun. Upstairs are two double bedrooms and a single bedroom along with the bathroom. Further more this home has double glazing and gas central heating.

Viewings from: Thursday 15th August (PM).

Entrance

Storm porch to the front. Entered via double glazed composite door with etched glass over.

Entrance Hall

Radiator. Stairs rising to the first floor. Wood laminate flooring. Doors leading to lounge and kitchen. Open under stairs storage area.

Lounge 11'5" max into alcove x 12'10" (3.48m max into alcove x 3.91m)

Double glazed pvc bay window to the front aspect. Cornicing. Cast iron wood burning stove with slate hearth and wooden sleeper mantle piece. Storage cupboards into eaves. Wood laminate flooring. Open squared off archway through to dining room.

Dining Room 10'2" x 9'6" (3.10m x 2.90m)

Double glazed pvc window to the rear. Continuation of wood laminate flooring. Coved ceiling.

Kitchen 13'5" x 9'10" max (4.09m x 3.00m max)

Fitted kitchen with a selection of wall and base units with work tops over and under lights beneath wall units. Space for gas cooker with cooker hood over. Tiled splash backs. Space for fridge freezer. Tiled flooring. Double glazed pvc window to the side. Radiator. Door to utility room.

Utility Room 9'5" x 5'1" (2.87m x 1.55m)

Double glazed pvc window to the rear. Space and plumbing for washing machine. Base units. Stainless steel sink and drainer. Tiled flooring. Double glazed pvc door to the rear garden. Wall mounted combination boiler.



FIRST FLOOR

Stairs rising from entrance hall with wooden hand rail and spindles.

Landing

Wooden banister with spindles. Loft access hatch with pull down ladder.

Bedroom One 9'11" max x 15'2" max (3.02m x 4.62m max)

Double bedroom. Two double glazed pvc window to the front aspect. Radiator. Stripped back wooden flooring.

Bedroom Two 9'6" x 10'5" (2.90m x 3.18m)

Double bedroom. Double glazed pvc window to the rear. Vertical column radiator. Stripped back wooden flooring. Coved ceiling.

Bedroom Three 9'11" max x 5'7" (3.02m max x 1.70m)

Single bedroom. Double glazed pvc window to the rear. Stripped back wooden flooring. Radiator.

Bathroom 5'9" x 6'8" (1.75m x 2.03m)

Double glazed obscure pvc window to the side. Bath with shower attached over with glass splash back screen. Partly tiled bathroom. W/C and vanity wash hand basin. Heated towel rail. Tiled flooring.

OUTSIDE

Front

Low rise wall to front. Path to front door.

Rear

Enclosed rear garden with stone wall and timber frame fencing. Raised decked sitting area. Astro turf lawn. Paved patio. Purpose brick storage shed.

Tenure

Area Information

Canton and Victoria Park offer a variety of local shops, cafes and amenities along with excellent links to Cardiff city centre. There are plenty of eateries and some of the best regarded restaurants in Cardiff are close by. Regular buses from Cowbridge Road are direct to Cardiff City centre and Waungron Railway Station isn't too far away either.

Other Information

Water Meter: No

All Mains Services (not tested)

Council Tax: band D (please check with your solicitor to confirm).

Last update on 28/07/2019 REF: 32223000112000800D



