

Fairfield Avenue

Victoria Park, Cardiff CF5 1BR

- No Chain!
- Victoria Park Location
- Mid-Terrace House
- Three Bedrooms
- Lounge & Diner
- Downstairs W/C
- Enclosed Rear Garden
- EPC - D

Guide price £270,000

www.hern-crabtree.co.uk



No Chain! This tastefully presented three bedroom mid-terraced house is located on Fairfield Avenue and is situated within a stone's throw of Victoria Park.

The home briefly comprises: Entrance Porch, Entrance Hall, Dining Room, Lounge, W/C and Kitchen to the ground floor. To the first floor are Three Bedrooms and a family Bathroom. The property further benefits from gas central heating, double glazing and a rear garden and a garage with lane access.

Fairfield Avenue is ever popular thanks to being 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. EPC - D

Entrance Porch

Entered via obscure double glazed double doors into entrance porch. Tiled flooring. Period tiled walls. Wooden obscure double glazed door into entrance hall with obscure wooden double glazed window to front.

Entrance Hall

Panelled radiator. Power points. Cupboard housing meters. Stairs rising to the first floor with open under stairs storage. Doors leading to all rooms.

Dining Room 14'04" into bay x 11'02" into recess (4.37m into bay x 3.40m into recess)

Double glazed bay window to the front. Panelled radiator. Power points. Coved ceiling. Feature gas coal flame effect fireplace with surround. Laminate flooring.

Lounge 10'03" x 11'06" (3.12m x 3.51m)

Double glazed French patio doors leading out to the rear garden. Panelled radiator. Power points. Feature gas coal flame effect fireplace with marble effect hearth and surround. Door leading to inner lobby and w/c.

Inner Lobby

Power points. Storage area. Door leading to w/c.

W/C

Low level and wash hand basin. Obscure double glazed window to side.



Kitchen 5'04" x 19'04" max (1.63m x 5.89m max)

Fitted kitchen with a range of matching wall and base units with work surfaces over. Space for gas cooker with extractor hood over. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Space for free standing fridge/freezer. Integrated dish washer. Power points. Part tiled walls. Panelled radiator. Spot lights to the ceiling. Double glazed windows to the side and rear. Double glazed door leading out to the rear garden.

FIRST FLOOR

Stairs rising from the entrance hall.

Landing

Loft access hatch. Doors to all rooms.

Bedroom One 9'02" x 11'06" (2.79m x 3.51m)

Double glazed window to the front. Panelled radiator. Power points. Built in wardrobes with hanging rail and shelving.

Bedroom Two 11'05" x 10'04" (3.48m x 3.15m)

Double glazed window to the rear. Panelled radiator. Power points. Built in storage cupboard housing combination boiler and slatted shelving.

Bedroom Three 5'06" x 9'11" (1.68m x 3.02m)

Double glazed window to the front. Panelled radiator. Power points.

Bathroom

Double glazed obscure window to the rear. White suite comprising of panelled with shower attachment over and glass splash back screen, low level w/c and wash hand basin with mixer tap. Fully tiled bathroom. Panelled radiator.

OUTSIDE

Front

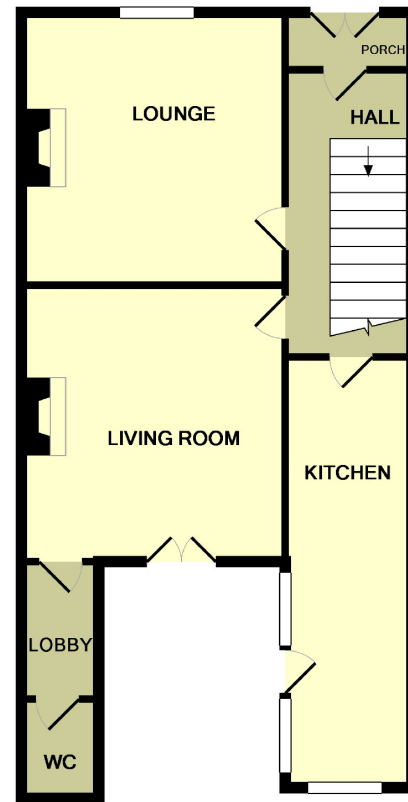
Enclosed front garden with low rise brick wall. Gate leading to front door.

Rear

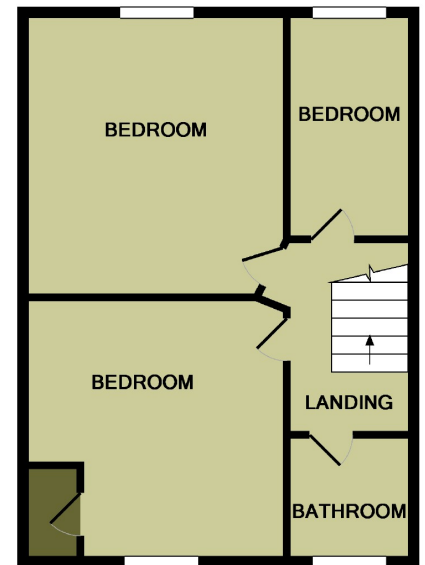
Enclosed rear garden with brick wall and timber fences. Partly laid to lawn. Part paved.

Garage for Storage

Up and over door. Glazed window to side. Wooden pedestrian door to side and further wooden door giving access to the rear lane,



GROUND FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 878 SQ.FT. (81.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019

