



CONYBEARE ROAD

VICTORIA PARK





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VICTORIA PARK, CF5 1GB - ASKING PRICE £375,000



3 bedroom(s)



1 bathroom(s)



861.00 sq ft

Nestled on the charming Conybeare Road in the desirable area of Victoria Park, Cardiff, this beautifully presented detached house offers a rare opportunity for those seeking a comfortable family home. Spanning an impressive 861 square feet, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

The house features three well-proportioned bedrooms, (Two to the first floor and one on the ground floor) providing ample space for family living or accommodating guests. The bathroom facilities are conveniently located on the ground and first floor, ensuring ease of access for all residents.

One of the standout features of this property is the potential for extension, allowing you to tailor the home to your specific needs and preferences. The outdoor space is equally appealing, with parking available for two vehicles, a valuable asset in this sought-after location.

Victoria Park is known for its vibrant community and picturesque surroundings, making it an ideal place for families and professionals alike. With its blend of modern comforts and classic charm, this detached home is a must-see for anyone looking to settle in this lovely part of Cardiff. Don't miss the chance to make this delightful property your own.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash

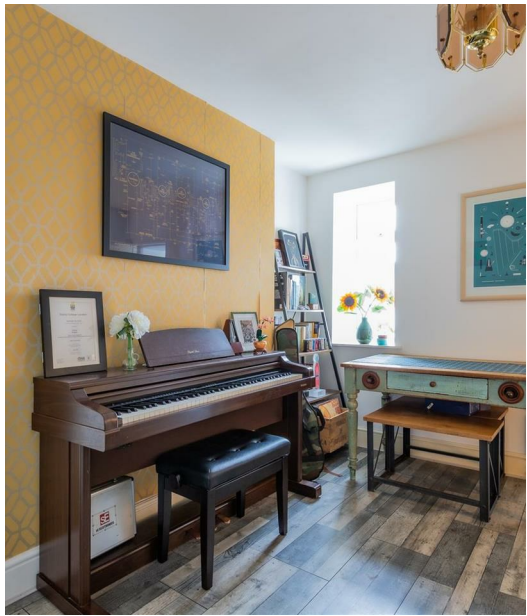
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Director







Energy Efficiency Rating

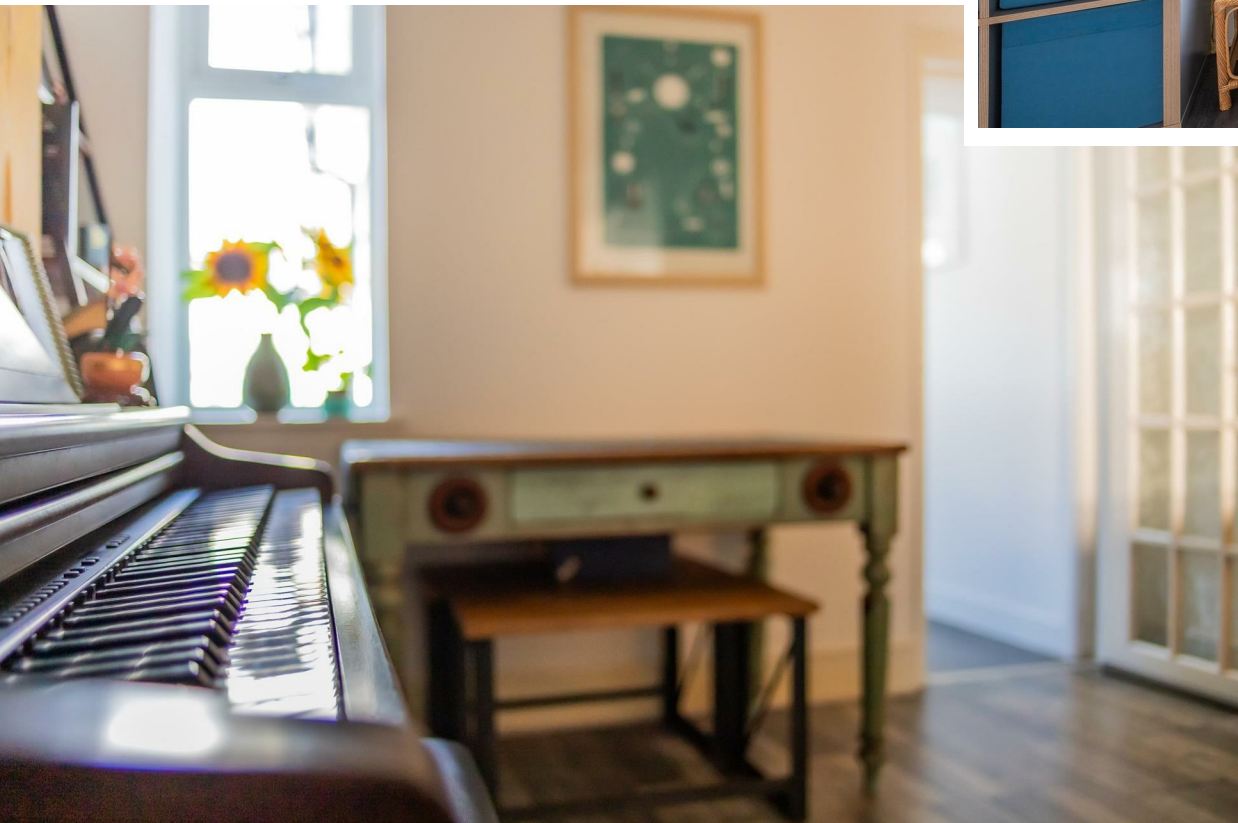
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

















LIVING ROOM

4m x 5.07m (13'1" x 16'7")

DINING ROOM

3.49m x 2.94m (11'5" x 9'7")

BEDROOM THREE

3.55m x 2.24m (11'7" x 7'4")

KITCHEN

5.81m x 1.84m (19'0" x 6'0")

WC / UTILITY

2.34m x 1.84m (7'8" x 6'0")

TO THE FIRST FLOOR

BEDROOM ONE

4.06m x 2.71m (13'3" x 8'10")

BEDROOM TWO

2.52m x 2.27m (8'3" x 7'5")

BATHROOM

3.47m x 2.96m (11'4" x 9'8")

OUTBUILDINGS

4.9m x 2.69m (16'0" x 8'9")

Plenty of potential to create your own home office, currently used for storage.

GARDEN

Large West facing garden with lane and side access

DRIVEWAY

Parking for 1 car

TENURE

We advised by our client that the property is Freehold this is to be confirmed by your legal advisor.

COUNCIL TAX

Band - E

SCHOOL CATCHMENT

My English medium primary catchment area is Radnor Primary School (year 2024-25)

My English medium secondary catchment area is Fitzalan High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Gymraeg Treganna (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)



“ Brilliant 3 bedroom detached home on an impressively sized plot with lane access to the rear. ”

Comments by Mr Elliott Hooper-Nash



Conybeare Road, Canton, CF5 1GB

Total Area: 101.1 m² ... 1088 ft²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross