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CARDIFF

VALE

CAERPHILLY

BRISTOL



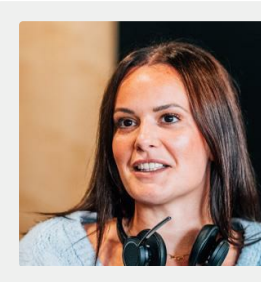
Victoria Avenue

VICTORIA PARK



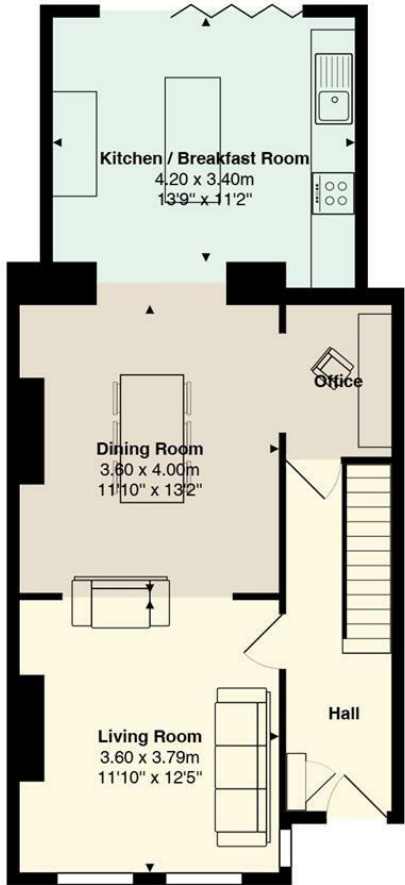
A well presented home in one of Cardiff most desirable areas.

Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

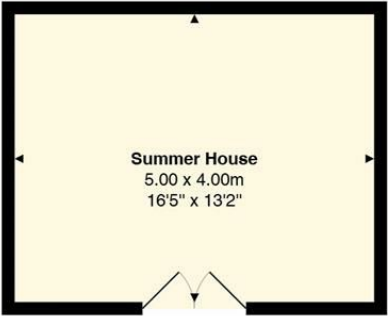
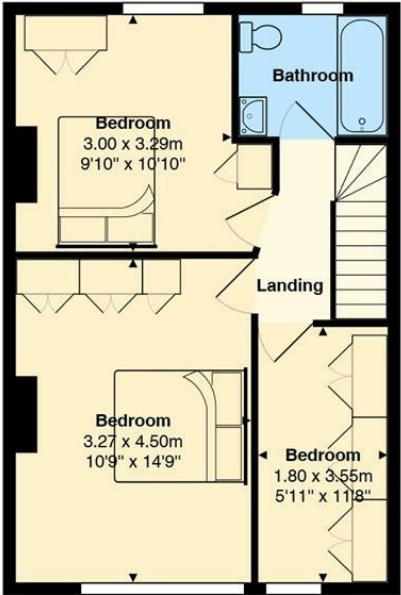
ruby@jeffreycross.co.uk



Victoria Park Avenue

Total Area: 97.0 m² ... 1044 ft² (excluding summer house)

All measurements are approximate and for display purposes only



Comments by the Homeowner



Victoria Avenue

Victoria Park, Cardiff, CF5 1ET

Guide Price

£450,000



3 Bedroom(s)



1 Bathroom(s)



1044.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Set within the sought-after Victoria Park area of Cardiff, this beautifully presented terraced home on Victoria Avenue combines stylish modern living with everyday comfort. Offering three generously sized bedrooms, it's perfectly suited to families or buyers in need of additional space.

The property has been thoughtfully extended and refurbished on the ground floor, creating a bright and spacious layout that enhances both functionality and flow. The reception room provides a warm and welcoming setting, ideal for relaxing or entertaining.

Positioned on a quiet residential street, the home enjoys a peaceful setting while remaining within easy reach of local amenities and the vibrant Victoria Park community. The area is renowned for its green spaces and friendly neighbourhood feel, making it a highly desirable place to live.

Beautifully maintained and ready to move into, this property presents an excellent opportunity to secure a home in a prime location. With its blend of character, space, and modern finishes, it's sure to appeal to a wide range of buyers.

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Hall	EPC
Living Room 11'10 x 12'5 (3.61m x 3.78m)	RATING TBC
Dining Room 11'10 x 13'10 (3.61m x 4.22m)	Council tax
Kitchen 13'9 x 11'2 (4.19m x 3.40m)	Band E
Landing	School Catchment
Bedroom 1 10'9 x 14'9 (3.28m x 4.50m)	My English medium primary catchment area is Radnor Primary School
Bedroom 2 9'10 x 10'10 (3.00m x 3.30m)	My English medium secondary catchment area is Fitzalan High School
Bedroom 3 5'11 x 11'8 (1.80m x 3.56m)	My Welsh medium primary catchment area is Ysgol Gymraeg Treganna
Bathroom	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr
Garden	Tenure
Summer House 16'5 x 13'2 (5.00m x 4.01m)	Freehold. This is to be confirmed by your legal representative.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

