

33 Birchfield Crescent

Victoria Park, Cardiff CF5 1AE

- No Chain!
- Semi-Detached House
- Three Bedrooms
- Lounge & Diner
- Kitchen/Breakfast Area
- Enclosed Rear Garden
- Close To Victoria Park
- EPC -

Guide price £285,000

www.hern-crabtree.co.uk



No Chain! A traditional three bedroom bay fronted semi-detached house located within walking distance to Victoria Park. 'Very much a blank canvas but offering excellent potential, the accommodation briefly comprises: Entrance Hall, Lounge, Sitting Room, Kitchen/Breakfast Area and Cloakroom to the ground floor. To the first floor are Three Bedrooms and a Shower Room. The property further benefits from a private rear garden. Birchfield Crescent is located within close proximity to local cafés, shops and restaurants along with excellent public transport link to Cardiff city centre. The historic and beloved Victoria Park is just around the corner. Internal viewings are an absolute must!

Entrance Hall

Entered via double glazed pvc front door with obscure window to the side, stairs rising to the first floor with understairs storage, coved ceiling, radiator.

Lounge 13'10 max x 12'3 max (4.22m max x 3.73m max)

Double glazed pvc bay window to the front, radiator.

Sitting Room 13'4 max x 11'4 max into recess (4.06m max x 3.45m max into recess)

Double glazed pvc window to the rear, radiator, gas fireplace with stone surround and wooden mantle, dado rail, coved ceiling.

Kitchen/Breakfast Room 16'10 max x 6' max (5.13m max x 1.83m max)

Double glazed window to either side, kitchen fitted with wall and base units with work tops over, stainless steel sink and drainer, space for gas cooker, plumbing and space for washing machine, radiator, tiled flooring, half double glazed door leading out to the rear garden, door to cloakroom.

Cloakroom

Double obscure glazed window to the rear, w.c, tiled flooring.

First Floor Landing

Stairs rising from the hall with wooden handrail and spindles, access to loft space, double obscure glazed window to the side.

Bedroom One 13'2 into bay x 10'2 max (4.01m into bay x 3.10m max)



Double glazed pvc window to the front, radiator, built in wardrobes to recess.

Bedroom Two 11'6 x 10'10 max (3.51m x 3.30m max)

Double glazed pvc window to the rear, exposed pine wood flooring, radiator, built in wardrobes housing an Ideal combination boiler.

Bedroom Three 6'7 x 8'4 (2.01m x 2.54m)

Double glazed pvc window to the front, radiator, coved ceiling.

Shower Room 5'10 x 5'9 (1.78m x 1.75m)

Double obscure glazed window to the rear, w.c wash hand basin and corner shower cubicle with plumbed shower, coved ceiling, fully tiled walls and floor.

Rear Garden

Enclosed rear garden with wall and fencing, paved patio sitting area, astro turf lawn, mature shrubs.

Front

Low rise wall to front, astro turf lawn, central feature path, path to front door. ** potential for hardstand subject to planning****

Tenure

We have been advised by the seller that the property is freehold.

