

# Westbury Terrace

Victoria Park, Cardiff CF5 1FZ



- EPC=E
- End Terrace House

- Off Street Parking
- Two Reception Rooms

- Victoria Park Location
- Traditional Features

A striking extended end of end of terrace stone fronted cottage that has been completely transformed by the current owners. This charming home offers traditional features blended with a modern twist. The light and spacious accommodation briefly comprises: Entrance Hall, Utility Room, Modern Bathroom Suite, Lounge, Dining Room and an Open Plan Kitchen/Diner with french doors out to the rear garden. To the first floor are Three Bedrooms with a W.C and stairs rising to a Loft Room. The property further benefits from a generous rear garden as well as off street parking to the front. Victoria Park can be found within a short walk and there are excellent public transport links to hand. Canton and Victoria Park are famous for the variety of shops, cafés and restaurants along with many amenities. Cardiff city centre is approximately 2 miles

#### Entrance

Storm porch and light then entered via hardwood front door with contemporary design with matching windows to side and above, tunnel light, laminate flooring, door to hallway and door to utility room.

#### Hallway

A "T" shaped entrance hall with double obscure glazed pvc door out to the rear garden with matching windows to side, stairs to the first floor, continuation of wood laminate flooring, .

#### Utility Room 4'2 x 5'2 (1.27m x 1.57m)

Plumbing for washing machine, space for condensing tumble dryer, shelving, extractor fan, wood worktop.

#### Bathroom 7'11 max x 7'7 max (2.41m max x 2.31m max)

Fitted with a three piece suite comprising, bath with plumbed Mira shower over and glass splashback screen, w.c and vanity wash hand basin, recesses built for storage, extractor fan, heated towel rail, double obscure glazed window to the rear, tiled flooring with electric under floor heating.

#### Lounge 14'3 max into recess x 10' (4.34m max into recess x 3.05m)

Double glazed window to the front, gas fireplace with brick surround and hearth, built in storage, wood laminate flooring, shelving to recess, radiator.

#### Dining Room 14'2 max x 9'4 max (4.32m max x 2.84m max)

Double glazed window to the side, coved ceiling, cast iron wood burning stove, shelving and cupboards to recess, radiator, wood laminate flooring, doorway to kitchen.

#### Kitchen/Breakfast Room 22'6 max x 9'1 max (6.86m max x 2.77m max)

Double glazed window to the side, additional double glazed window and double glazed French doors leading out to the garden, kitchen is fitted with a range of wall and base units with work tops over, four ring gas hob with glass splashback and cooker hood above, integrated double oven and grill, space for fridge/freezer, plumbing for washing machine, single bowl sink and drainer with mixer tap, vertical radiator, laminate flooring.

#### Landing

Stairs rising from the hall with wooden handrail, a split landing, storage cupboard, stairs to the loft room.

#### W.C

Double glazed window to the rear, w.c and vanity wash hand basin, spotlights, wood laminate flooring.

#### Bedroom One 14'3 max x 9'9 max (4.34m max x 2.97m max)

Double glazed window to the front and side, coved ceiling, radiator.

#### Bedroom Two 8'6 max x 12'8 (2.59m max x 3.86m)

Double glazed window to the side and rear, radiator.

#### Bedroom Three 9' max x 6'8 max (2.74m max x 2.03m max)

Double glazed window to side, radiator, storage cupboard, wood laminate flooring.

#### Second Floor



#### Loft Room 9'6 max x 13'11 max (2.90m max x 4.24m max)

Stairs from first floor landing, double glazed Velux window to the rear, exposed chimney breast, radiator, eaves storage cupboards. Restricted head height.

#### Rear Garden

Enclosed rear garden, part lawn, stone chipping area, stone paved patio, mature shrubs, trees and flower borders, timber framed Palmako Summerhouse, outside lights, gate leading to the front.

#### Storage Room

Accessed from the garden via a double obscure glazed pvc door, sun tunnel offering natural light, Worcester gas combination boiler.

#### Front

Hardstand for one/two vehicles, mature shrubs, stone chipping area, gate to the rear.

#### Tenure

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