

FOR SALE

Guide Price £240,000 to £250,000 Freehold



Fairfield Avenue, Canton, Cardiff. CF5 1BR

- NO CHAIN & VACANT POSSESSION
- 2 BEDROOMS
- PERIOD END OF TERRACE
- EXTENDED TO SIDE AND REAR
- REAR TERRACE with LANE ACCESS
- MODERN KITCHEN with INTEGRATED APPLIANCES & MODERN SHOWER ROOM
- GENEROUS STORAGE inc. SMALL SHED TO REAR
- MODERN SASH WINDOWS TO FRONT ELEVATION
- VICTORIA PARK ON DOORSTEP (0.1 MILE/1 MIN WALK)
- SHOPS, BARS, RESTAURANTS, AMENITIES & TRANSPORT LINKS ON NEARBY COWBRIDGE ROAD EAST



Mr Homes Estate Agents

Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555

info@mr-homes.co.uk



PROPERTY DESCRIPTION

This charming two-bedroom end of terrace house available with NO CHAIN and VACANT POSSESSION offers a perfect blend of period character and modern living. Thoughtfully extended to the side and rear, this inviting home boasts a contemporary kitchen with integrated appliances, a sleek modern shower room, and generous storage including a handy small shed at the rear. With modern sash windows gracing the front elevation and a private rear terrace with lane access, this property presents an exceptional opportunity for those seeking comfortable and convenient living within a vibrant neighbourhood.

Ideally situated just a stone's throw from Victoria Park, only 0.1 mile away, this home benefits from picturesque green spaces right on your doorstep. The bustling Cowbridge Road East is also within easy reach, offering an eclectic mix of shops, trendy bars, restaurants, and excellent transport links, making daily commuting and socialising effortless. This location truly combines the best of city living with the tranquility of nearby parkland.

Step inside to discover a welcoming reception room where the period charm shines through with elegant features, providing a versatile space to relax or entertain. The room is bathed in natural light from the modern sash windows, creating a bright and airy atmosphere that instantly feels like home. Adjacent to this is the beautifully extended modern kitchen, fitted with sleek integrated appliances that elevate everyday cooking into a pleasure. The clean lines and contemporary style perfectly complement the character of the property while delivering all the functionality you need.

The accommodation includes two well-proportioned bedrooms, each offering ample space for rest and relaxation. Both rooms benefit from the warmth of natural light, creating inviting personal retreats. The modern shower room has been tastefully finished and thoughtfully designed, featuring high-quality fixtures and a contemporary aesthetic, making it a stylish and practical addition to the home.

Outside, the private rear terrace is an ideal spot for alfresco dining or simply unwinding after a busy day. It also features convenient lane access, adding a level of privacy and practicality rarely found in similar properties. Storage is plentiful throughout the house and extends outside to a small shed, perfect for bicycles, garden tools, or additional items, helping to keep the home clutter-free and organised.

With its unique combination of period features, modern enhancements, ideal location next to Victoria Park, and access to a vibrant high street, this extended end of terrace house offers a lifestyle not to be missed. Whether you are a first-time buyer, a professional couple, or anyone seeking a home that balances charm, convenience, and contemporary living, this property is sure to impress.



ROOM DESCRIPTIONS

Outside Front

Enclosed via timber fencing; footpath laid to paving slabs leads to front door; areas to sides of path laid to gravel/stones

Kitchen

12' 5" MAX x 11' 11" MAX (3.78m x 3.63m)
Accessed via timber front door; radiator; tiled flooring; fully fitted kitchen with series of base units with worktops over and stainless steel splash backs; integrated fridge/freezer; integrated Lamona 4-ring hob with extractor hood over; integrated electric fan-assisted oven; integrated dishwasher; integrated Logik washing machine; stainless steel sink with draining board and mixer tap; gas central heating boiler: Ideal Esprit eco2; uPVC DG sash window to front

Living Area

12' 6" x 11' 0" (3.81m x 3.35m) Continuation of tiled flooring from Kitchen; radiator; under stairs cupboard; carpeted stairs rise to First Floor; access to Bedroom 2/Office; uPVC DG sash windows to front

Bedroom 2 / Office

11' 9" MAX x 10' 10" MAX (3.58m x 3.30m)
Carpeted; radiator; storage cupboard; uPVC DG window to side; uPVC door with full DG panel provides access to Rear Terrace

First Floor Landing

5' 6" x 2' 8" (1.68m x 0.81m) Carpeted; access to Shower Room and Main Bedroom

Shower Room

7' 3" x 4' 4" (2.21m x 1.32m) Tiled flooring; ladder style radiator; vanity unit incorporating sink with waterfall effect mixer tap and tiled splash back; WC; quadrant shower cubicle lined with wetwall panel; mains powered shower with dual shower heads; Manrose extractor fan; uPVC obscured DG window to rear

Bedroom 1

10' 9" x 11' 0" (3.28m x 3.35m) PLUS WARDROBES & ENTRY with STORAGE
Carpeted; storage cupboard; radiator; in-built wardrobes; uPVC DG window to side; uPVC sash windows to front

Outside Terrace

11' 3" x 4' 6" (3.43m x 1.37m) Area laid to slabs; area laid to gravel/stones; storage shed; timber gate within fence provides access to/from side lane



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: On Street.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: D (66)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

Please see Ofcom coverage checkers

Construction Type

Standard

Existing Planning Permission

Planning Application Summary:

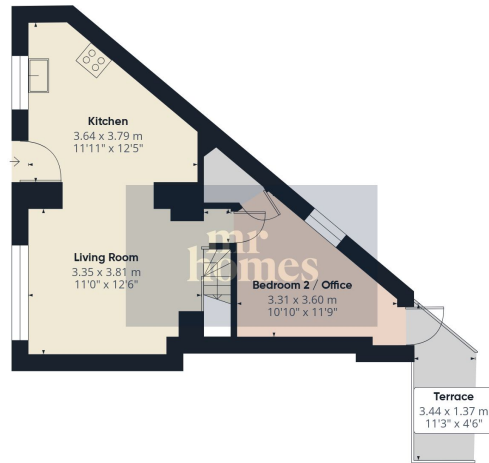
Ref: 16/01412/MNR 2 STOREY FLOOR EXTENSION, GROUND FLOOR SIDE EXTENSION REAR DORMER AND CONVERSION TO FOUR FLATS. Status: Permission Granted

Cardiff Council Building Control:

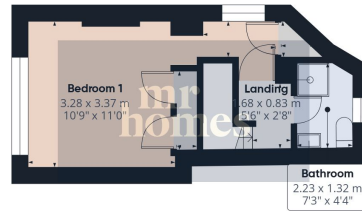
Extension to house and sub divide into four apartments Ref. No.: CANT/00029/16/BNC
Status: Building Work Complete



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾

55.3 m²
595 ft²

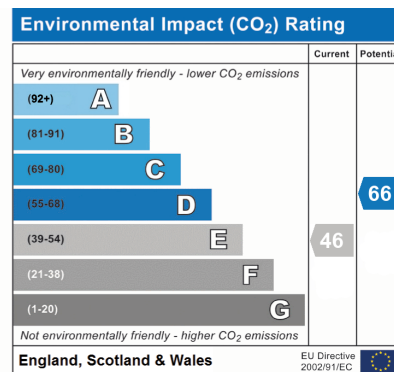
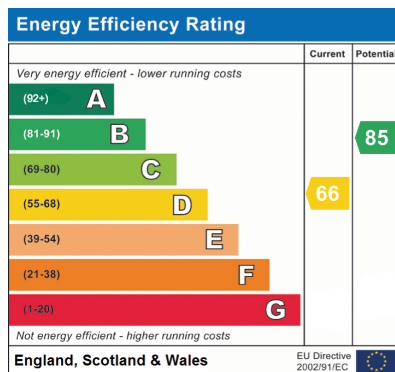
Balconies and terraces

4 m²
43 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Mr Homes Cardiff
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD
02920 204555
info@mr-homes.co.uk