

UNDER OFFER



# Forrest Road

*Canton, Cardiff, CF5 1HR*

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OFFERS OVER

£300,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

1,034 SQ FT

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CHAIN FREE

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TWO DOUBLE BEDROOMS

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WELL PRESENTED GARDEN

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POPULAR LOCATION

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CLOSE PROXIMITY TO VICTORIA PARK



## THE PROPERTY

Welcome to Forrest Road, a charming mid-terrace home offering a wonderful blend of comfort, space, and convenience. Extending to approximately 1,033 sq ft, this well-presented property features two spacious double bedrooms, making it an excellent choice for couples, small families, or anyone looking for extra living space.

One of the property's standout features is its superb location, just moments from Victoria Park and the wide range of amenities, cafés, and green spaces the area has to offer. Outside, the home benefits from a beautifully maintained, low-maintenance garden – a practical and inviting space perfect for relaxing or entertaining.

Offered to the market chain-free, the property provides an excellent opportunity for buyers seeking a smooth and straightforward purchase.

Situated in a sought-after area of Cardiff, this attractive home combines character, practicality, and a fantastic location, and is sure to appeal to a wide range of buyers.

INSIDE



ACCOMMODATION

|             |               |
|-------------|---------------|
| LIVING ROOM | 3.53m x 3.84m |
| DINING AREA | 3.71m x 3.43m |
| KITCHEN     | 2.79m x 3.40m |
| BEDROOM 1   | 4.62m x 3.02m |
| BEDROOM 2   | 2.95m x 4.24m |

SCHOOL CATCHMENT

*My English medium primary catchment area is Lansdowne Primary School Radnor Primary School My English medium secondary catchment area is Fitzalan High School My Welsh medium primary catchment area is Ysgol Gymraeg Treganna My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr*

|               |                                                                          |
|---------------|--------------------------------------------------------------------------|
| PROPERTY TYPE | HOUSE - MID TERRACE                                                      |
| INTERNAL AREA | 1,034 SQ FT                                                              |
| TENURE        | FREEHOLD                                                                 |
| COUNCIL TAX   | BAND D · ABOUT £2,013 A YEAR<br><i>Cardiff Council, 2026/27 estimate</i> |
| EPC RATING    | 67 · POTENTIAL 74                                                        |

Forrest Road



Total Area: 86.4 m² ... 930 ft²

All measurements are approximate and for display purposes only



## Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PP

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SCAN TO SEE WHAT'S  
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. [jeffreygross.co.uk](https://jeffreygross.co.uk)