

UNDER OFFER



# Birchfield Crescent

Cardiff, CF5 1AE

CARDIFF

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*Cardiff, CF5 1AE*

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OFFERS IN EXCESS OF

£475,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,622 SQ FT

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THREE DOUBLE BEDROOMS

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LINK DETACHED

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GARAGE

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VICTORIA PARK

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DRIVEWAY



## THE PROPERTY

Situated on the sought-after Birchfield Crescent in Victoria Park, Cardiff, this well-presented link-detached home offers an excellent balance of space, comfort, and convenience. The property features three generously sized double bedrooms, making it ideally suited to family living or those in need of additional space.

On the ground floor, two well-proportioned reception rooms provide versatile living and entertaining areas, creating a welcoming and functional layout throughout.

The location is a particular highlight, with the property positioned just moments from the ever-popular Victoria Park – perfect for walks, outdoor leisure, and family time. A range of local amenities, including shops, cafés, and well-regarded schools, are also within easy reach, adding to the property's overall appeal.

Further benefits include a garage, offering secure parking and valuable additional storage.

Combining a desirable location with practical living space, this property represents an excellent opportunity to acquire a home in one of Cardiff's most established and vibrant residential areas.

INSIDE

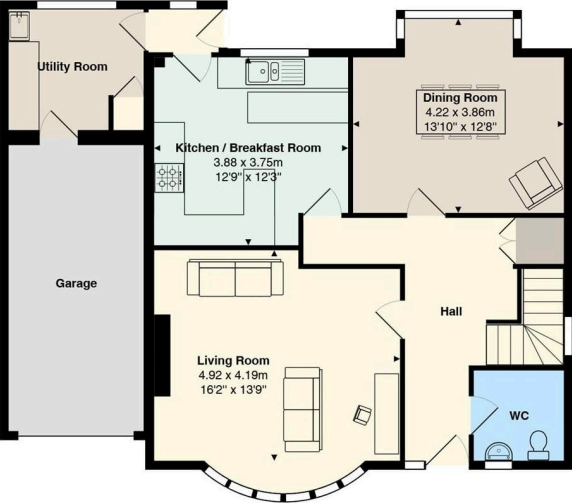


ACCOMMODATION

|             |               |
|-------------|---------------|
| LIVING ROOM | 4.93m x 4.19m |
| KITCHEN     | 3.89m x 3.73m |
| DINING ROOM | 4.22m x 3.86m |
| BEDROOM 1   | 3.99m x 3.99m |
| BEDROOM 2   | 3.10m x 3.43m |
| BEDROOM 3   | 5.16m x 2.46m |
| BATHROOM    | 2.06m x 2.95m |

|               |                                                                          |
|---------------|--------------------------------------------------------------------------|
| PROPERTY TYPE | HOUSE                                                                    |
| INTERNAL AREA | 1,622 SQ FT                                                              |
| TENURE        | FREEHOLD                                                                 |
| COUNCIL TAX   | BAND F · ABOUT £2,908 A YEAR<br><i>Cardiff Council, 2026/27 estimate</i> |
| EPC RATING    | 71 · POTENTIAL 77                                                        |

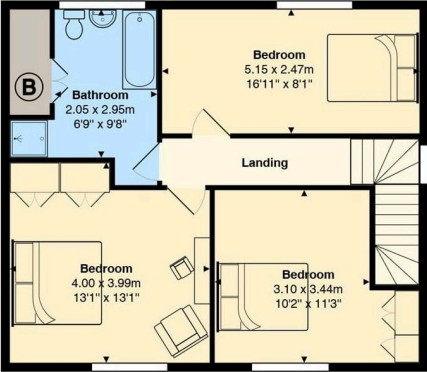
FLOORPLAN



Birchfield Crescent

Total Area: 150.7 m<sup>2</sup> ... 1622 ft<sup>2</sup>

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)