



Clive Road, Canton Cardiff CF5 1HF

 allen & harris

welcome to

Clive Road, Canton Cardiff

- Three Well-proportioned Bedrooms
- Spacious Reception Room
- Good-sized Bathroom
- Mid-terraced
- Sought-after Location

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£260,000

This three-bedroom mid-terraced home in Canton offers great potential, with a spacious reception room and a good-sized bathroom. Ideally located near local amenities and transport links, it's a fantastic opportunity for buyers looking for a home with promise. Viewings come highly recommended.



view this property online allenandharris.co.uk/Property/CTN109602

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

CTN109602 - 0006

Lounge

11' 2" max x 10' 8" (3.40m max x 3.25m)

Dining Room

9' 3" max x 10' 8" (2.82m max x 3.25m)

Kitchen

12' 1" max x 7' 5" max (3.68m max x 2.26m max)

Bedroom 1

14' 11" max x 10' 9" (4.55m max x 3.28m)

Bedroom 2

10' 7" x 9' 8" max (3.23m x 2.95m max)

Bedroom 3

7' 7" x 11' 2" (2.31m x 3.40m)



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