



£350,000 Freehold

Clodien Avenue | Cardiff | CF14 3NN

Hern & Crabtree

Nestled in the heart of Clodien Avenue, Cardiff, this stylish three-bedroom mid-terrace home is a true gem waiting to be discovered. Conveniently located near Roath Park, Heath Park, and UHW, this home is ideal for nature lovers and those seeking convenience. Additionally, its proximity to the vibrant amenities and eateries of Whitchurch Road ensures that you'll never run out of dining or shopping options. There are bus links nearby and access to the A48 & A470 making this a great location for commuters. The property is also a short walk to Allensbank Primary School, perfect for families.

As you step inside, you'll be greeted by an inviting reception room and a spacious open plan kitchen diner, perfect for entertaining guests or simply relaxing with your loved ones. The property boasts three bedrooms, offering ample space for a growing family or those in need of a home office. With a well-appointed bathroom, every corner of this house exudes comfort and charm. Step outside to discover the enclosed rear garden, providing an oasis where you can unwind after a long day. With rear lane access, convenience is truly at your doorstep.

Don't miss the opportunity to make this beautifully presented property your own. Embrace the warmth and character of this charming terraced house and create a lifetime of memories in this desirable location.



Entrance

Entered via double glazed Pvc obscured door to the front with matching windows either side.

Hallway

Coved ceiling. Picture rail. Radiator. Stairs to the first floor. Period tiled floor. Door leading to the lounge.

Lounge 13'9" max into the bay x 11'11 into the alcove

Double glazed bay window to the front. Coved ceiling. Picture rail. Cast iron fireplace with decorative tiles and a wooden mantle piece set on a slate hearth. Stained wooden flooring. Radiator.

Kitchen/Diner 17'2" max x 20'9" max

Split level kitchen/diner set in an 'L' shape. The dining area has a double glazed window to the rear, a vertical radiator and vinyl floor with a step down to the kitchen. Boiler concealed in cupboard.

The kitchen has a selection of wall and base units with worktops over. Space for a range cooker with a cooker hood fitted over. Space and plumbing for an American style fridge/freezer. Space and plumbing for washing machine. Integrated full length dishwasher. Ceramic sink and

drainer. Lighting underneath the wall units and tiled splash backs. Double glazed window to the rear and side and a double glazed door giving access to the garden. Tiled flooring.

First Floor

Landing

Banister. Loft access. Picture rail.

Bedroom One 14'1" max into bay x 10'4"

Double glazed bay window to the front. Picture rail. Radiator.

Bedroom Two 11'11" max x 10'3" max

Double glazed window to the rear.

Wood flooring. Built-in cupboard. Picture rail. Radiator.

Bedroom Three 8'10" x 7'2"

Double glazed window to the front. Radiator. Picture rail.

Bathroom 6'10" x 5'9"

Double glazed obscure window to the rear. WC. Wash hand basin and vanity cupboard. Bath with a shower plumbed over and a glass screen. Picture rail. Part tiled wall. Vertical radiator. Tiled floor.

Outside

Front

Forecourt to the front.



Rear Garden

Split level with a patio sitting area with steps leading down to an 'Astro' turf lawn, further patio and a gate to the rear. Timber shed. Shrubs and flower borders. Outside cold water tap.

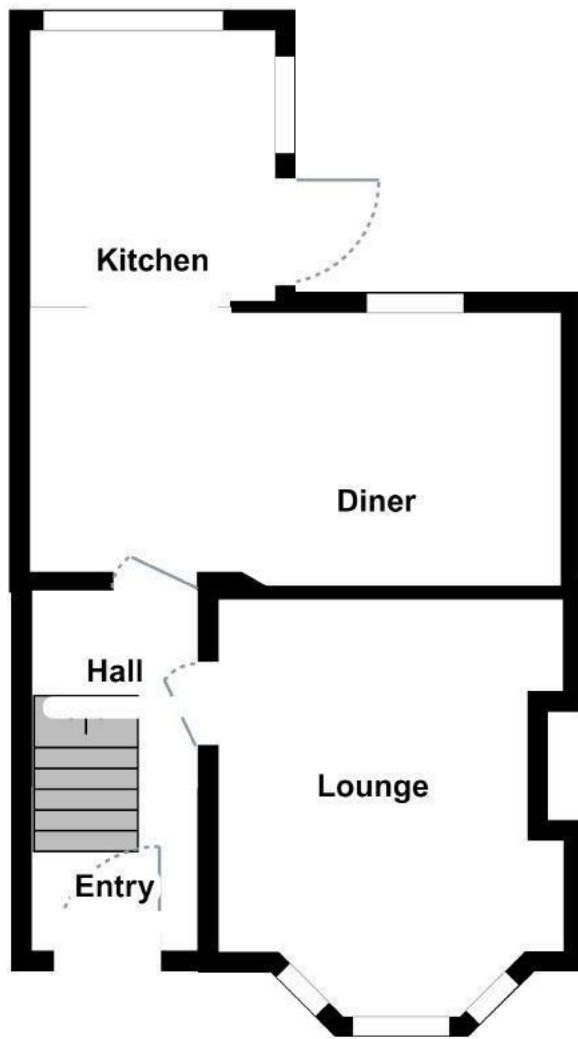
Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - D

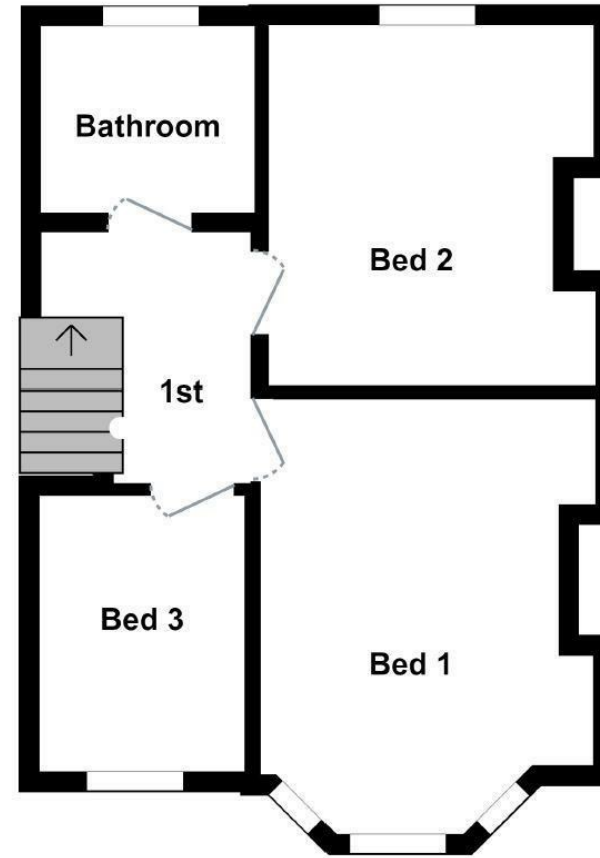
Council Tax Band - E





For illustration purposes only. Not to scale.

Ground Floor

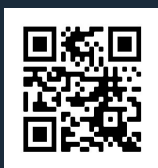
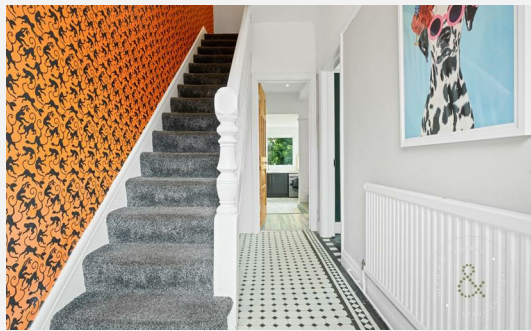
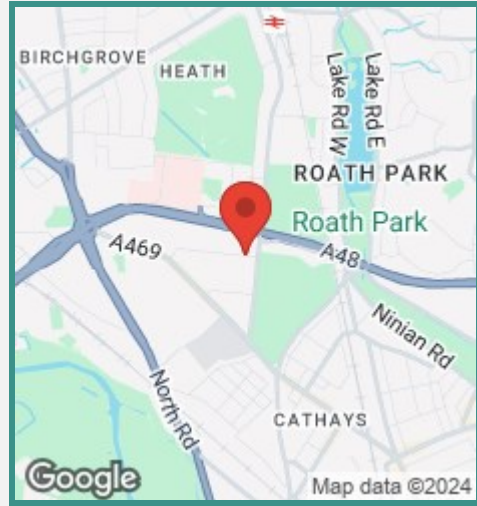
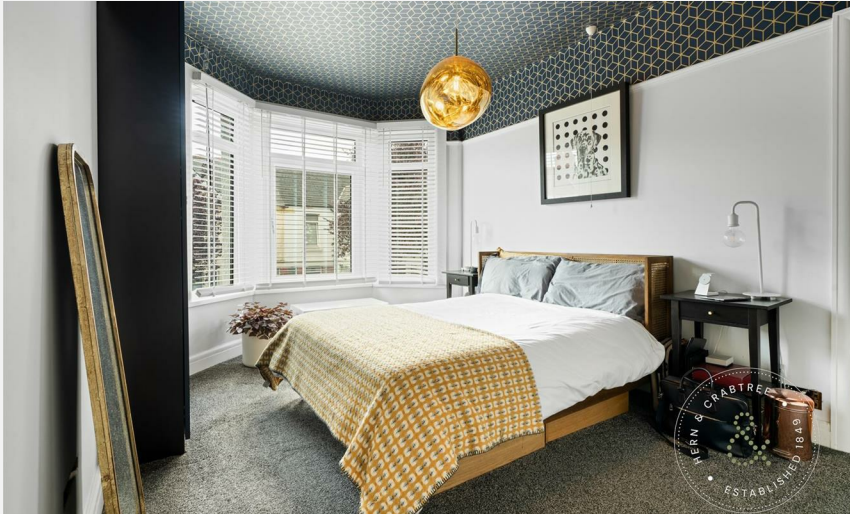
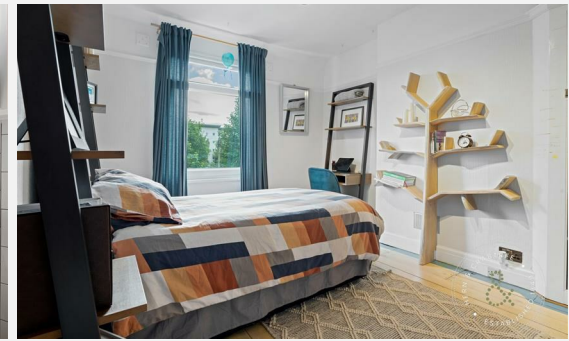


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Upper Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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