



£325,000 Freehold

Canada Road | Cardiff | CF14 3BX

Hern & Crabtree  
ESTABLISHED 1843



Welcome to this charming mid-terrace home located on Canada Road in Cardiff! Situated in a sought-after location, this house is conveniently close to amenities and transport links, ensuring that everything you need is within easy reach. The University Hospital of Wales is also in walking distance, making this an ideal location for medical professionals or those who value easy access to healthcare facilities.

With two reception rooms and the kitchen to the ground floor there is plenty of space to entertain guests or simply relax with your loved ones. The property boasts four bedrooms and a family bathroom, making it perfect for a growing family or those in need of extra space. There is also an enclosed rear garden with rear lane access.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and discover all the potential that this property has to offer!



### Entrance Hall

Entered via a composite laminate door with double obscure glazed glass. Coved ceiling, stairs to the first floor, under stair storage area, radiator. Doors to:

### Living Room 14'9 x 11'6 max

Coved ceilings, double glazed bay window to the front. Radiator.

### Dining Room 12'9 x 14'6 max

double glazed window to the rear, coved ceiling, radiator.

### Kitchen 5'10" x 9'6"

Coved ceiling, double glazed window to the side. Wall and base units with

work tops over, stainless steel sink and drainer, tiled splash back. Integrated four ring electric hob, integrated oven. Integrated dishwasher. Double glazed patio door. Laminate flooring, radiator.

### First Floor

Stairs rise up from the entrance hall.

### Landing

Coved ceiling, doors to:

### Bedroom One 14'9 x 10'8 max

Double glazed bay window to the front, built-in wardrobes, radiator, coved ceiling.

### Bedroom Two 12'8 x 9'3

Double glazed bay window to the rear, coved ceiling. Two built-in wardrobes and shelving. Radiator.

### Bedroom Three 6'3 x 8'6

Double glazed window to the front, coved ceiling, radiator. Loft access hatch.

### Bathroom 8'5 x 3'11

Double obscure glazed window to the side. Tiled walls, coved ceiling, laminate flooring. Bath with shower off the tap, WC, wash basin. Heated towel rail.

### Bedroom Four 7'1 x 8'6 max

Double glazed window to the rear, radiator, some restricted head room. 7'1 max ceiling height.

### External

#### Front

Paved forecourt, brick wall and bin storage space.

#### Rear Garden

Rear garden with patio sitting area and further patio, lawn to the far end, pathway to the rear. Door access to rear lane. Coal shed.

### Additional Information

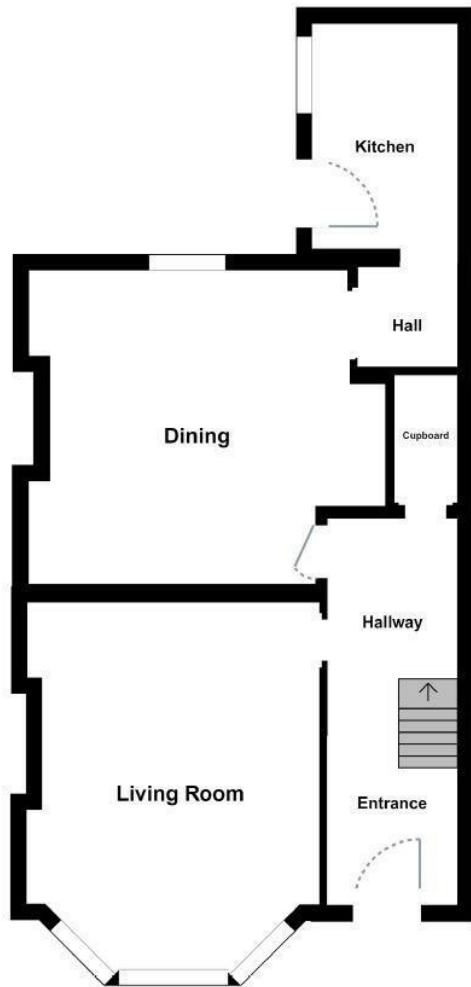
We have been advised by the vendor



that the property is Freehold.  
EPC - D  
Council Tax Band - E

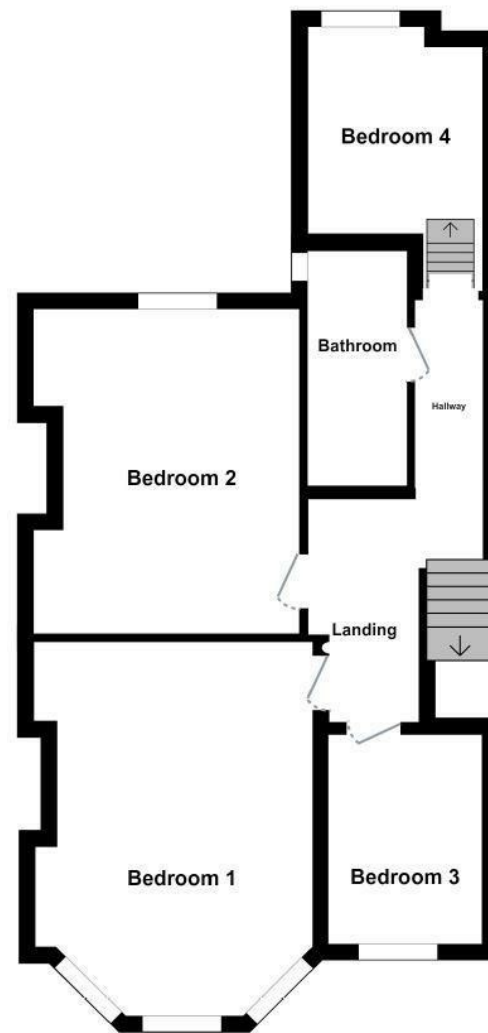






For illustration purposes only. Not to scale.

## Ground Floor



For illustration purposes only. Not to scale.

## 1st 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			86
(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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<https://www.hern-crabtree.co.uk>



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