



£325,000 Freehold

Canada Road | Cardiff | CF14 3BX

Hern & Crabtree

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



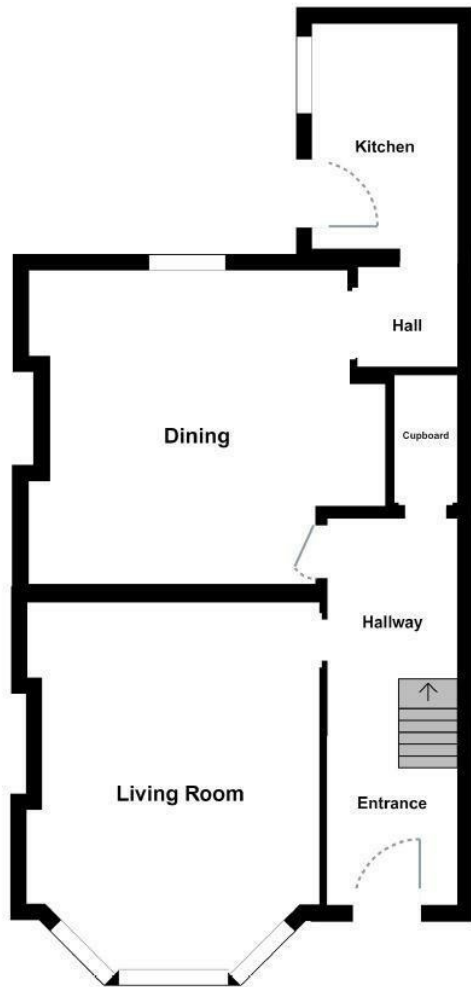
that the property is Freehold.
EPC - D

Council Tax Band - E

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable

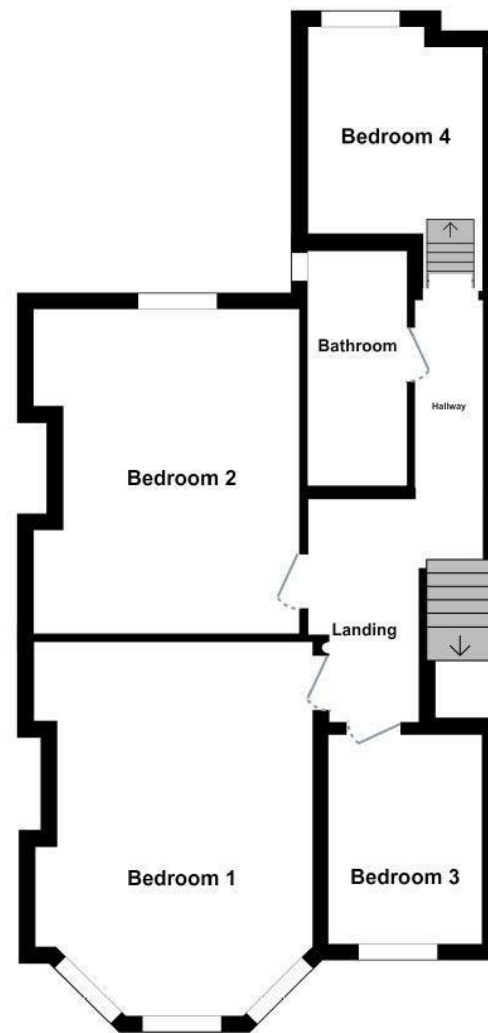
assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.





For illustration purposes only. Not to scale.

Ground Floor

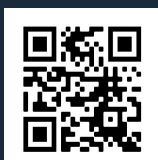


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1st Floor

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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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