



£335,000 Freehold

Canada Road | Cardiff | CF14 3BW

Hern & Crabtree

Nestled in the heart of Cardiff, this delightful terraced house boasts three bedrooms and a warm, inviting ambiance. Situated just off Whitchurch Road in a sought-after location, this property offers a peaceful retreat on a no-through road.

The house is beautifully presented, with a cosy lounge, a dining room perfect for entertaining, and a well-equipped kitchen for culinary enthusiasts. Upstairs, you'll find three comfortable bedrooms and a family bathroom, providing ample space for a growing family or those who love to host guests.

Convenience is key with this property, as it is within walking distance to the vibrant city centre and the esteemed University Hospital of Wales. Additionally, the proximity to an array of eateries and shops ensures that you'll never be far from the essentials or a delightful dining experience.

With its prime location, charming features, and spacious layout, this property is a true gem in Cardiff. Viewing is highly recommended to fully appreciate the potential and warmth that this lovely home has to offer.



Storm Porch

The storm porch is open to the front and has original tiling. The property is entered via a composite door way with two obscure glass panels.

Hallway

Coved ceiling. Radiator. Gas and electricity meters. Tiled flooring. Stairs to the first floor.

Living Room 13'2" x 10'6" max

Bay window to the front. Coved ceiling. Picture rail. Electric fire with surround and hearth. Radiator.

Dining Room 15'3" x 14'2" max

Double glazed window to the rear.

Picture rail. Radiator. Wooden floor boards. Feature fireplace with exposed brick mantle. Built in dresser. Under stairs area.

Kitchen

Double glazed windows to the side and double glazed patio doors to the rear. A selection of wall and base unit with wooden works surfaces. Tiled splash back. Stone tiled flooring. Integrated five ring gas burner. Integrated oven. Integrated fridge and freezer. Integrated washing machine. Combination boiler. Integrated dishwasher.

First Floor

Landing

Banister. Loft access. Built-in cupboard.

Bedroom One 14'2" x 13'2"

Double glazed bay window and double glazed window to the front. Picture rail. Radiator. Cast iron fireplace.

Bedroom Two 12'2" x 8'9"

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

Bedroom Three 9'4" x 7'1" max

Double glazed window to the rear. Radiator.

Bathroom 8' x 6'1"

Double glazed obscure window to the

side. Bath. Integrated shower. Tiled walls. Tiled floor. WC. Sink. Heated towel rail.

Outside

Rear Garden

Mainly stone walls with some fencing and a wooden door giving access to the lane. Patio area and decorative paving. Mature tree and borders. Outside tap.

Front

Small tiled area. Low brick wall with wrought iron gate and fencing.

Additional Information

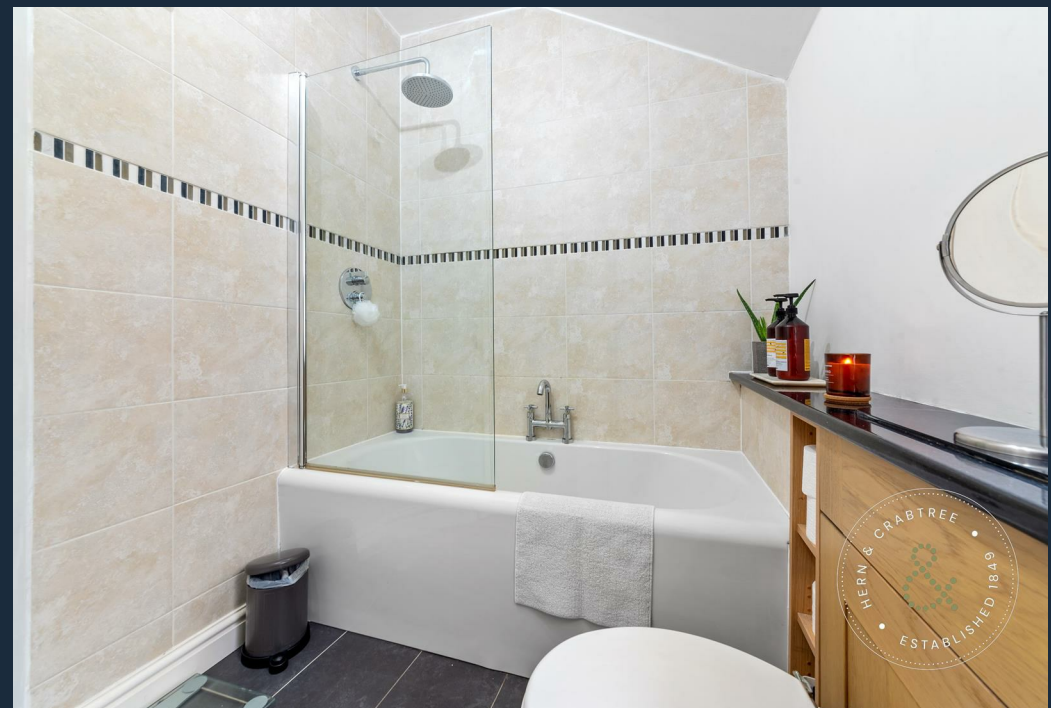
We have been advised by the vendor

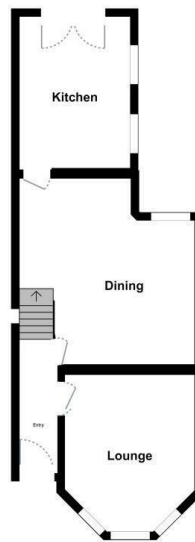


that the property is Freehold.
Council Tax Band - E
EPC - D

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

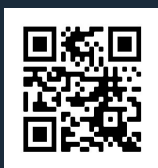
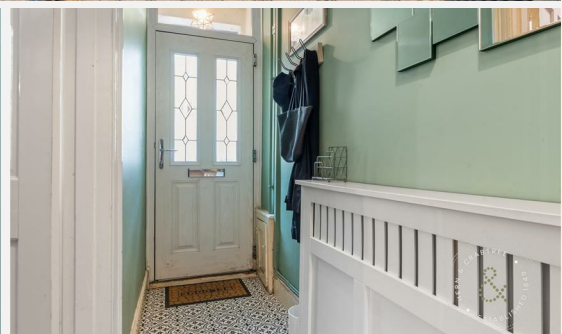


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1st Floor

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			88
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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