

## Beda Road

Canton, Cardiff CF5 1LW

- EPC - D
- Stunning Bay-Fronted Home
- Through-Lounge with Wood-Burner Stove
- Bespoke Kitchen with Quartz Worktops
- Three Good Sized Bedrooms
- Stylish Bathroom Suite
- Utility, Pantry & W.C
- Garden with Sunny Aspect

Guide price £310,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



Situated on the highly desirable Beda Road & occupying an enviable position within walking distance to the local shops, parks & schools is this handsome bay fronted family home, offering the perfect blend of charming, traditional character and stunning modern fittings.

The welcoming hall is accessed via the 'art-deco' inspired front door and leads to the ground floor living space, comprising the through-living room with under-floor heating, bay window and wood burner stove, the beautiful bespoke fitted-kitchen (also with under-floor heating) with integrated appliances, quartz worktops and dining space plus utility room, pantry and W.C.

To the first floor are three spacious bedrooms (master with fitted wardrobe & bedroom three with vaulted-ceiling and mezzanine storage area) and the stylish three-piece fitted bathroom.

Enclosed forecourt to front and delightful enclosed garden to rear laid to patio with south-westerly facing aspect.

A truly magnificent home. For more information please call Hern & Crabtree, Pontcanna.

## Front

Enclosed forecourt to front accessed via gate to path leading to front door.

## Entrance Hall

Accessed via beautiful 'art-deco' style glazed front door, opening to hall with fitted door-matt, engineered wood floor with under-floor heating, original cornicing and stairs rising to first floor landing with under-stairs storage space. Doors to living room & kitchen/dining room.

## Through-Living Room 24'9 max x 11'2 max (7.54m max x 3.40m max)

Double glazed bay window to front and double glazed window to rear, coved ceiling, TV point, power points and wood-burner stove with slate hearth.

## Kitchen/Dining Room 17'7 x 8'9 (5.36m x 2.67m)

The beautiful fitted kitchen offers under-floor heating and a range of tall, wall and base units with marble effect quartz worktops over and inset sink unit with moulded drainer and mixer tap over. Integral appliances including under-counter fridge, dishwasher, electric oven and grill, four ring induction hob and wall mounted cooker hood over. Tiled splash backs, power points, double glazed window to side and tiled floor continued to dining area with space for dining table and chairs. Door to pantry and double glazed door to rear garden.

## Pantry



Fitted shelving, chequered tiled floor, obscured double glazed window to side and door to:

## W.C

Comprising a low level w.c, wall mounted wash hand basin, chequered tiled floor and double glazed window to side.

## Utility Room 15'5 x 4'4 (4.70m x 1.32m)

Double glazed windows to side and front, fitted base unit with worktop and stainless steel sink unit, power points and fitted worktop with space and plumbing for white goods.

## First Floor Landing

Split level landing with loft access hatch, power points and doors to bedrooms and bathroom.

## Bedroom One 13' to wardrobe x 10'9 (3.96m to wardrobe x 3.28m)

Two double glazed windows to front, radiator, power points and built in wardrobe.

## Bedroom Two 10'9 x 9'3 (3.28m x 2.82m)

Double glazed window to rear, radiator, power points and built in cupboard.

## Bedroom Three 10'10 x 8'10 (3.30m x 2.69m)

Double glazed windows to side and rear, radiator, power points and mezzanine storage space.

## Bathroom

Stylish fitted suite comprising a low level W.C, vanity unit wash hand basin with mixer tap and 'P' shaped bath with overhead shower unit. Fully tiled walls and floor, chrome heated towel rail, extractor, sunken ceiling spotlights and obscured double glazed window to side.

## Rear Garden

Enclosed rear garden laid to patio with south-westerly facing aspect.



