

Clive Road

| Canton | Cardiff | CF5 1GN

Hern and Crabtree

CLIVE ROAD

Guide Price £600,000



Bedroom one 14'0" max x 16'7" max

A beautifully presented, spacious King size bedroom. Double glazed wooden sash bay and half windows to the front elevation. Half rise fitted plantation shutters. Feature original cast iron feature fireplace. Coved ceiling. Smooth plastered ceiling. Two radiators.

Bedroom two 11'2" max x 14'4" max

A second, king size bedroom with double glazed PVC window to the rear elevation with aspect to the garden. Radiator. Cast iron feature fireplace. Door to en suite. Concealed Baxi combination boiler.

En suite shower room 7'9" max x 8'11" max

A recently installed En suite shower room, perfect for guests and teenagers. Double glazed obscure windows to the side elevation. W/C and wall hung

wash hand basin. Large double shower with raindrop shower head and mixer tap. Part tiled walls. Heated towel rail. Extractor fan. Tiled flooring.

Bathroom 9'10" max x 8'2" max

A superb, larger than average and recently upgraded family bathroom. Double glazed PVC sash, part obscure window to the rear elevation. A stylish, four piece suite comprising of W/C, wash hand basin, roll top, claw feet free standing bath with mixer tap and shower mixer and additional shower with raindrop shower head, shower mixer and glass splash back screen. Heated towel rail. Radiator. Part tiled walls. Tiled flooring. Built in concealed cupboard.

Second Floor Landing

Stairs rise up from the first floor landing. Dog leg staircase. Double glazed window to the rear elevation. Radiator. Loft access hatch.

Bedroom three 15'7" max x 14'2" max

An excellent sized bedroom, comfortably taking a kings size bed with two double glazed windows to the front elevation. Feature cast iron feature fireplace. Radiator.

Bedroom four 11'4" max x 10'4"

A well presented, double bedroom with double glazed window to the rear elevation. Radiator. Cast iron feature fireplace.

Garden

Enclosed rear garden. Useful gate leading to the rear access. Lawn. Paved patio, ideal for table and chairs. Side return providing additional, useful space.

A sumptuous period home oozing with style and substance. This much improved home is very well placed at the top of Clive Road, giving easy access to Llandaff, Pontcanna, Victoria Park and Canton and the huge range of amenities, parks, coffee shops, and eateries on offer, all a short walk away whichever the direction of travel.

This elegant property has undergone many improvements in recent years and benefits from a sunny West facing rear garden, perfectly placed for the afternoon sun.

The spacious accommodation is set out over three floors and is accessed through an ornate period hall with original tiled floor, balustrade, and coving. A bay fronted open plan double reception room faces the front and the rear accommodates a wonderful, high end, bespoke kitchen/ dining room with bi-folding doors that open to the rear garden and access to the utility room to the side.

The first floor accommodates a double bedroom to the rear with modern en-suite shower room, the principal family bathroom and a large bay-fronted king size bedroom to the front. The second floor is home to two further king size bedrooms.

This wonderful family home offers a rare combination of size, style, value, position, and location. Carrying a reassuringly charming blend of period features, sizable rooms and modern additions and is sure to attract a lot of interest so early viewing is advised- please call us today to arrange your visit.

Outside front

The property is approached through a pedestrian gate offering access to a front forecourt garden.

Storm porch

A traditional storm porch with original feature tiled sidings and flooring. Light.

Reception hall

Entering the traditional reception reception hall through a traditional wooden door with stained glass to the front elevation and window over offering additional light. Traditional coving to the ceiling. Period tiled flooring. Radiator. Staircase rising up to the first floor with newel posts and spindles. Useful under stairs storage alcove.

Open plan living room/sitting room

25'11" max x 12'2" max into the recess

A beautifully presented, light and spacious open plan living room and sitting room, providing excellent space for relaxing for families and social gatherings. Double glazed wooden sash

windows to the front elevation. Feature bespoke half rise plantation shutters. Original working feature cast iron fireplace with tiled sidings, slate mantle piece and tiled hearth. Feature wooden flooring throughout. Double glazed window to the rear elevation in the sitting area offering additional light. Two radiators. Smooth plastered ceiling. Coving to the ceiling.

Kitchen/dining room 27'3 max x 10'8 max

A stylish and contemporary, recently renovated - open plan kitchen and dining room. Double glazed windows to the side elevation. Double glazed bi-folding doors leading to the enclosed and sunny rear garden. This Sigma 3 Kitchen is well designed with a great sociable layout with a feature Island with space for seating and space for additional family size dining table and chairs. The kitchen design features a wide range of matching wall and base units with cupboards, drawers and deep pan drawers offering excellent storage facilities with complimentary quartz worktops

over. One and half bowl sink and drainer with mixer tap and Quooker hot water tap. Integrated full length dishwasher. Space for a gas range cooker with Porcelanosa tiled splashbacks and concealed cooker hood over. Under cupboard lighting on the wall units. Space for an American style fridge freezer. Larder cupboards. Feature limestone flooring. Radiator. Additional vertical radiator. Archway leading to the utility room.

Utility room 3'8" max x 6'7" max

A useful additional room for any family! Featuring drop down storage cupboards. Plumbing for washing machine to be concealed. Space for concealed tumble dryer. Double glazed glass roof. Double glazed window to the rear elevation. Vertical radiator. Feature limestone flooring.

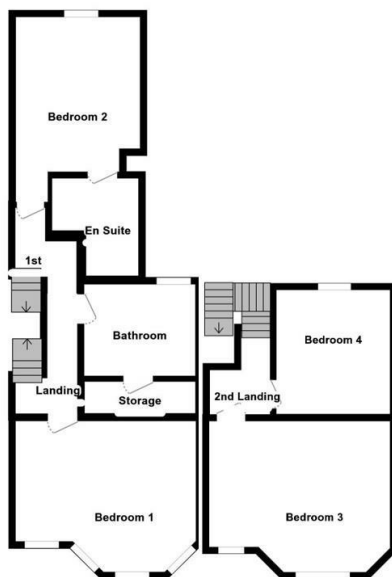
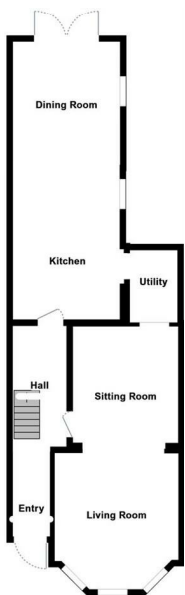
First floor landing

Staircase rise up from the entrance hall. Wooden handrail and spindles with matching bannister. Stripped wooden stairs with feature carpet runner. Staircase leading to the second floor bedrooms.



Call Hern & Crabtree to arrange a viewing on **02920 228135**

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
	62	

England & Wales EU Directive 2002/91/EC



87 Pontcanna Street, Pontcanna, Cardiff, Cardiff, CF11 9HS
 Tel: 02920 228135 Email: pontcanna@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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.