

The text 'Clive Road' in a white serif font, positioned in the bottom left corner of the image.

Clive Road

The text '| Canton | CF5 1GN' in a white serif font, positioned below 'Clive Road' in the bottom left corner.

| Canton | CF5 1GN

The text 'Hern and Crabtree' in a white cursive script font, positioned in the bottom right corner of the image.

Hern and Crabtree

# CLIVE ROAD

£435,000



## WC

Separate WC with a double glazed obscured window to the side, PVC paneling.

## External

### Front

Forecourt garden.

### Rear Garden

Enclosed garden with mature shrubs and trees, patio. Former coal shed now storage. Small side return.

## Additional Information

We have been advised by the vendor that the property is Freehold.

An elegant, traditional double bay fronted Victorian family home situated in a highly sought after location, being close to Thompson's park and within easy walking distance to Pontcanna fields, Chapter Arts centre and Llandaff.

The property offers both spacious & versatile accommodation and must be viewed to be truly appreciated. The accommodation in brief comprises: Traditional hall with period tiling, living room, sitting room, dining room, kitchen, ground floor cloakroom, landing, three bedrooms and a useful office/ single bedroom, shower room and WC.

Carrying a charming blend of period features, sizable rooms and is sure to attract a lot of interest so early viewing is advised- please call us today to arrange your visit.

## Entrance

Storm porch to the front, tiled sidings, into hallway via a traditional wooden glazed door with window over.

## Hallway

Period tiled flooring, radiator, stairs to the first floor, ceiling arch detail and coved ceiling. Under stair storage cupboard, concealed meter cupboard.

## Living Room

12'5 max x 16'10 max  
Single glazed wood bay window to the front, ceiling detail, picture rail. Cast iron gas fireplace, tiled sides, slate hearth and wooden mantelpiece. Radiator. Bi-folding wood traditional doors between the sitting room and living room.

## Sitting Room

10'6 x 11'1  
Ceiling detail, coved ceiling, picture rail. Door to cloakroom, radiator, door back to hallway. Bi-folding traditional wood doors

between the living room and sitting room.

## WC

WC, wash hand basin, double glazed window to the rear, vinyl floor.

## Dining Room

10'9 x 14'10 max  
Double glazed window to the side, radiator, gas fireplace, door to kitchen.

## Kitchen

10'6 x 10'9  
Single glazed wood window to the side, single glazed wood door to the garden. Wall and base units with work surface over, four ring gas hob, cooker hood over, One and a half bowl sink and drainer. Space for appliances, integrated oven, plumbing for washing machine. Gas combination boiler.

## First Floor

Stairs rise up from the entrance hall with wooden hand rail and spindles.

## Landing

Small loft access hatch, wooden banister, doors to:

## Bedroom One

16'4 max x 16'7 max  
Single glazed bay and a half window to the front, cast iron feature fireplace, coved ceiling, ceiling rose. Radiator.

## Bedroom Two

11'4 x 10'6  
Double glazed window to the rear, radiator.

## Bedroom Three

10'11 x 10'7  
Double glazed window to the rear, radiator.

## Office / Single Bedroom

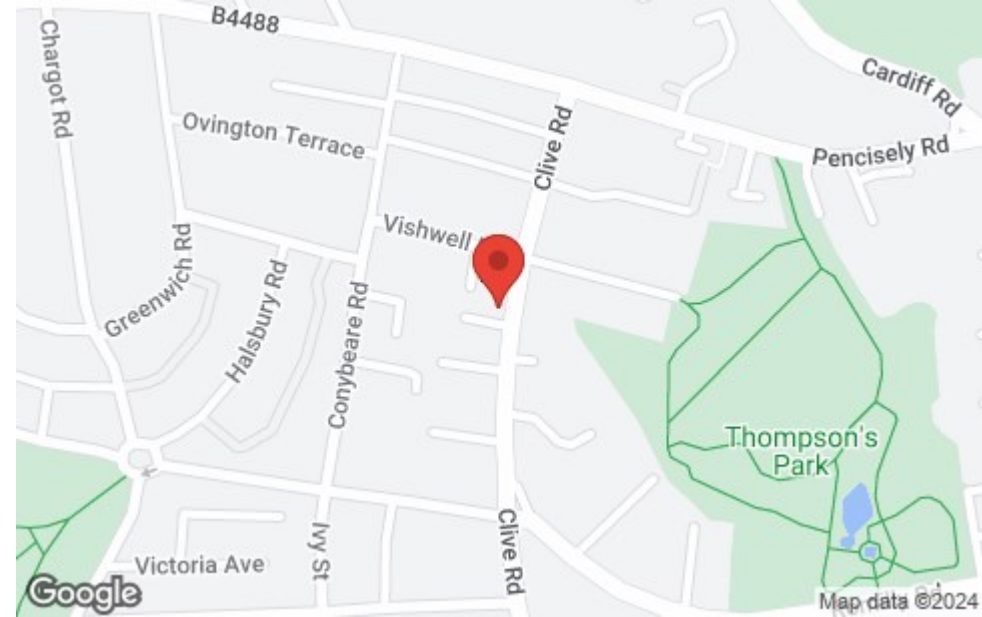
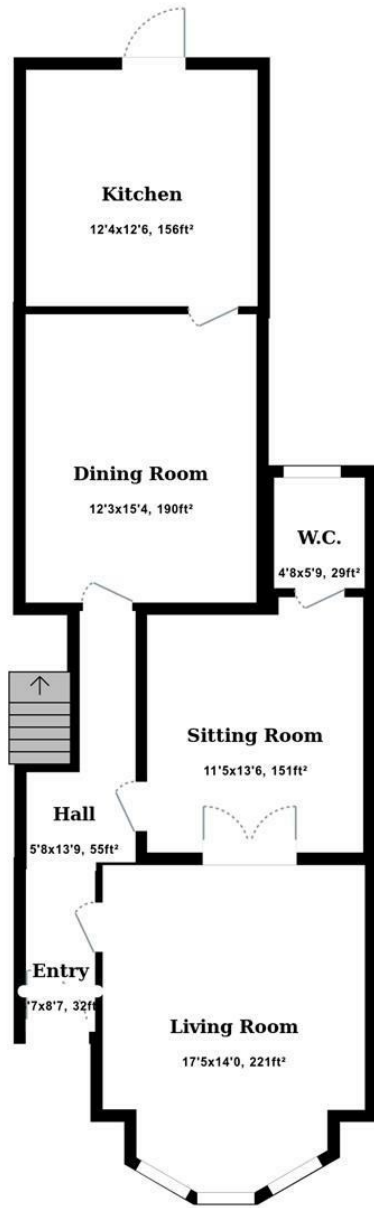
5'2 x 7'7  
Double glazed window to the side.

## Shower Room

4'9 x 7'6  
Double shower quadrant with plumbed shower, wash basin, radiator, double glazed obscured window to the side.



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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-65) <b>D</b>	56
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

**Hern  
Crabtree**

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.