

Beda Road  
| | Canton | CF5 1LX

*Hern and Crabtree*



# BEDA ROAD

Guide Price £210,000



A rare opportunity to acquire a stunning, maisonette conversion with a private garden - situated in a hugely popular area of Canton. The property is perfectly placed for easy access to the city centre of Cardiff and a plethora of amenities including: cafes, restaurants, shops and public transport services.

The property offers some stylish features including a mezzanine floor which accommodates a spacious bedroom, bright and spacious open plan living space with modern kitchen fittings, high ceilings and wooden floors. The property also boasts an enclosed garden and optional parking available to rent.

The accommodation is presented to a high standard and viewings of the property are highly recommended to appreciate & in brief comprises: Entrance, open plan lounge/ dining room/ kitchen, modern bathroom and the master bedroom suite situated on the mezzanine.

## Entrance

Enter via a PVC door to the front elevation with window over. Stairs rising up to the first floor.

## Kitchen/Diner/Living Room

15'10" max x 35'0" max

Open plan kitchen, diner and living room. Double glazed door leading to the rear courtyard. Double glazed windows to the front elevation. Double glazed skylight windows. Three eco electric radiators. Oak wooden flooring. Door to the bathroom.

## Kitchen area

Broken plan to the diner and living room. Wall and base units with worktops over. Four ring electric hob with tiled splashback and cooker hood over. Integrated double oven and grill. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated Indesit

washing machine.

Integrated full length dishwasher. Integrated fridge freezer. Breakfast bar with space for seating.

## Bathroom

6'9" max x 8'1" max

W/C and wash hand basin. P-shape bath with plumbed shower over and glass splashback screen. Mirrored vanity cupboard. Shaver point. Heated towel rail. Part tiled walls. Tiled flooring. Extractor fan. Airing cupboard with hot water immersion tank.

## First Floor

Stairs rise up from the entrance. Wooden handrail.

## Bedroom

15'8" max x 16'4" max

Part vaulted ceiling. Double glazed windows to the rear elevation. Two skylight windows offering natural light. Glass balustrade. Two

eco electric radiators. Floor to ceiling height is 13'6" max. Wardrobes, chest of drawers and bedside tables to be included.

## Courtyard

Stone chippings. Timber shed.

## Parking

Optional car parking space available for £60 pcm (as of March 2024). Ask staff for further information.

## Tenure

Leasehold. 125 years from 2011. Annual Ground Rent £200. Service and Maintenance Charges £967 every six months (this can vary)

## Additional Information

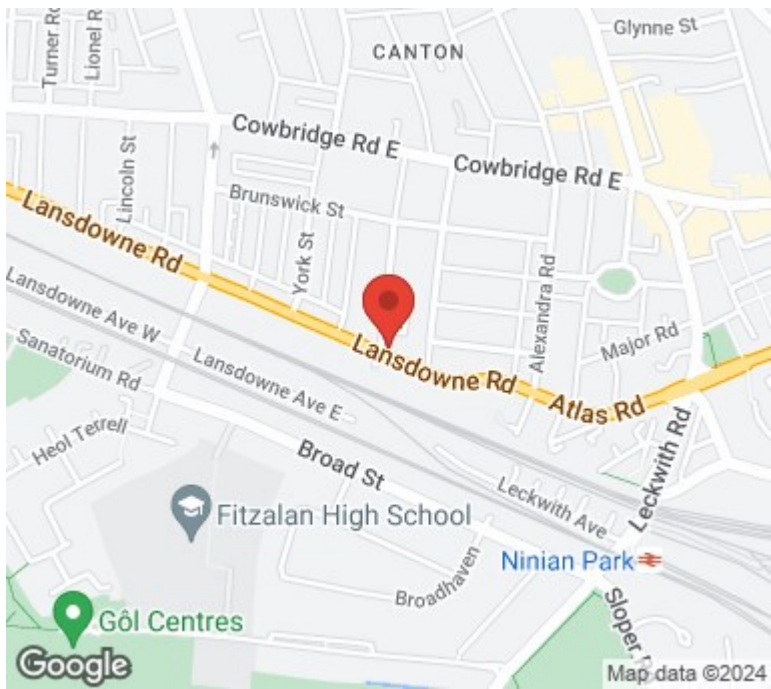
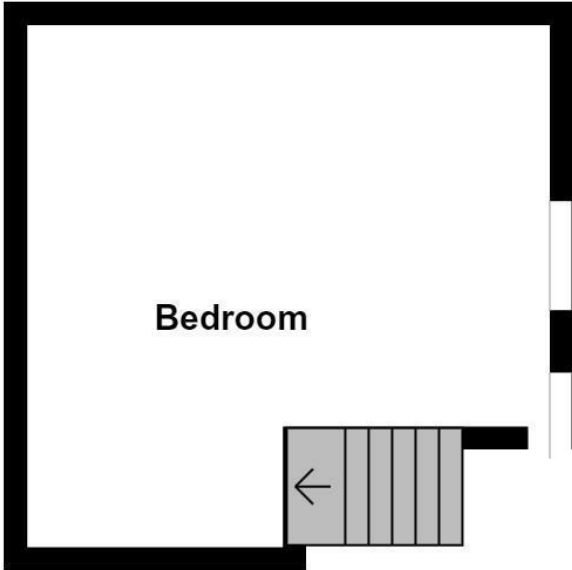
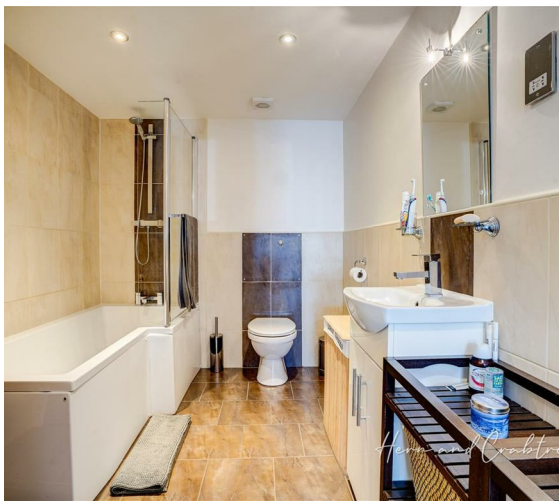
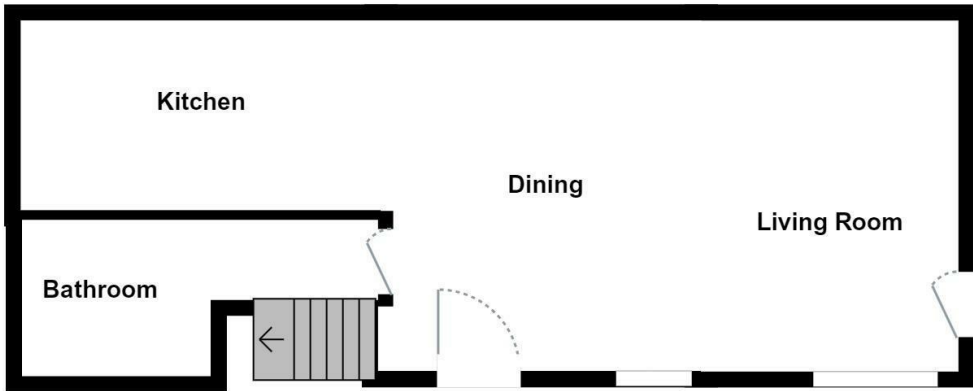
Bike storage available.



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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>48</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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<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.