



Theobald Road

| | Canton | CF5 1LQ



THEOBALD ROAD

Guide Price £385,000

Handsome bay fronted family home situated in the fashionable suburb of Canton, only a few minutes from Cardiff City Centre.

This attractive, three bedroom family home has been modernised throughout and yet retains its traditional appeal, with high ceilings and generous room sizes. Large modern bathroom to the first floor with an additional shower room to the ground floor.

The accommodation comprises of: Entrance hall, living/dining room, kitchen, utility room, shower room and a rear garden completes the ground floor. The first floor hosts three spacious bedrooms and a large bathroom.



Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Entrance Hall

Enter via a double glazed door to the front elevation with window over. Tiled flooring. Radiator. Coved ceiling. Stairs rising up to the first floor. Understairs storage cupboard.

Living/Dining Room

25'1" max x 11'6" max

Double glazed bay window to the front elevation. Double glazed window to the rear elevation. Oak wooden flooring. Two radiators. Coved ceiling. Feature fireplace with wooden mantelpiece.

Kitchen

10'6" max x 12'1" max

Double glazed window to the side elevation. Wall and base units with wooden worktops over. One and half bowl ceramic sink and drainer with mixer tap. Integrated dishwasher. Integrated four ring induction hob with tiled splashback and cooker hood over. Integrated oven and grill. Integrated microwave. Integrated fridge freezer. Integrated wine cooler. Oak wooden flooring. Vertical radiator.

Utility Room

6'1" x 7'10" max

Double glazed door leading to the rear garden. Double glazed windows to the side and rear elevation. Wall and base units with wooden worktops over. One and half bowl ceramic sink and drainer with mixer tap. Space and plumbing for washing machine. Oak wooden flooring. Radiator.

Shower Room

W/C and wash hand basin. Shower quadrant with fitted shower. Wooden flooring. Part tiled walls. Heated towel rail.

Basement

Stairs leading down to the former coal chute, providing space for storage.

Landing

Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Loft access hatch leading to the boarded loft. Radiator.

Bedroom One

14'6" max x 13'5" max into bay

Double glazed bay and half window to the front elevation. Vertical radiator. Coved ceiling.

Bedroom Two

11'7" max x 9'10" max

Double glazed window to the rear elevation. Radiator. Coved ceiling.

Bedroom Three

10'7" max x 8'4" max

Double glazed window to the rear elevation. Radiator. Gas combination boiler. Rear loft access hatch.

Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Double shower with fitted shower and glass splashback screen. Bath with shower mixer tap. Part tiled walls. Wooden flooring. Heated towel rail. Extractor fan.

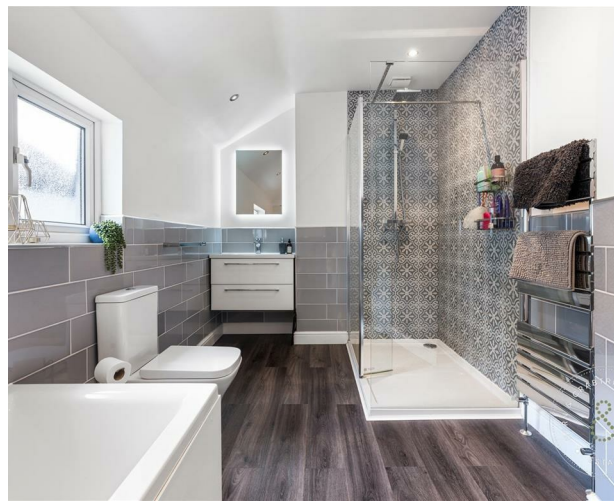
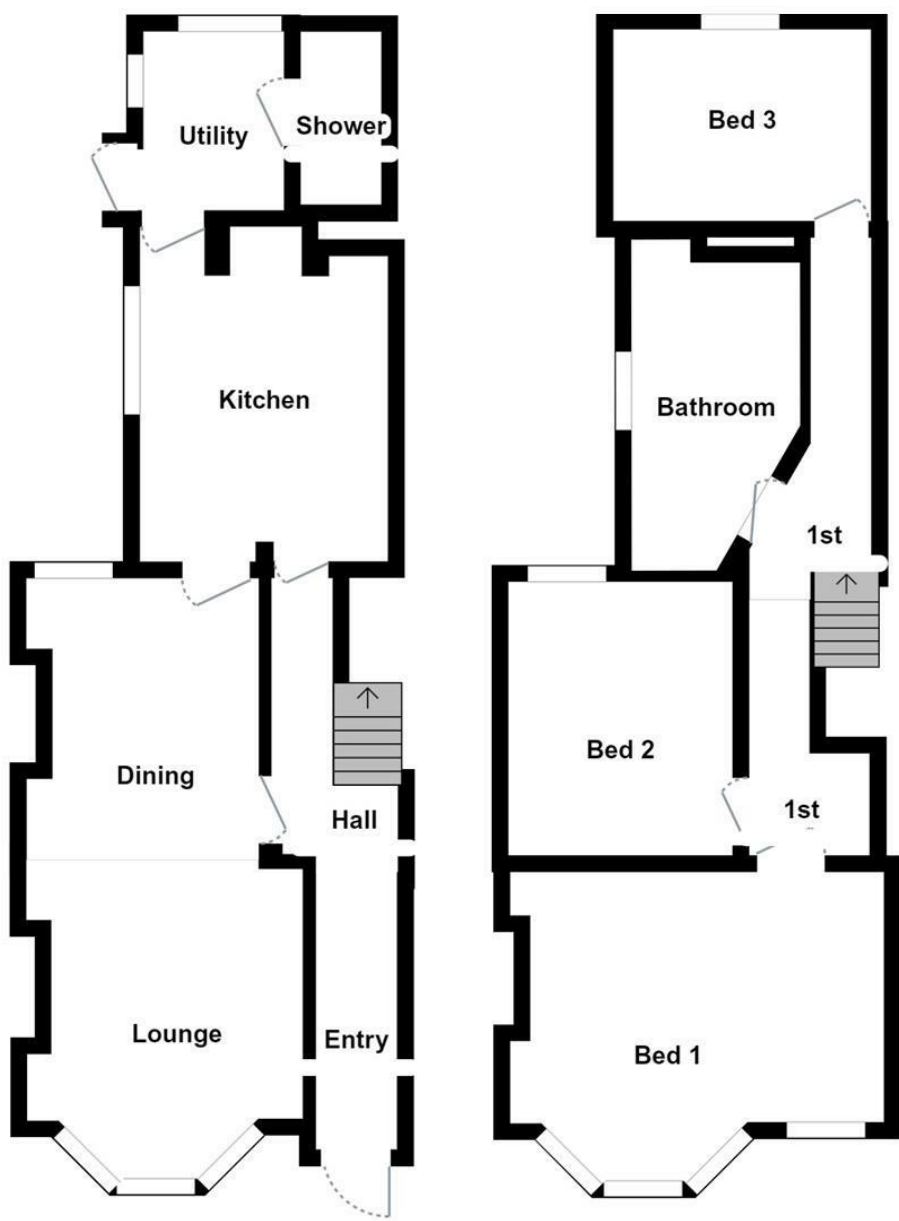
Garden

Enclosed rear garden. Paved patio and stone chippings. Outside cold water tap. Outside light. Side return.



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

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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
	50	

England & Wales EU Directive 2002/91/EC



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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.