



Denton Road
| | Canton | CF5 1PD

DENTON ROAD

Guide Price £375,000

A handsome bay fronted traditional family home located in the heart of Canton. This spacious three bedroom home is suited in one of Wales' most fashionable places to live. The property is within easy walking distance to a wide range of attractive amenities including Victoria Park, Chapter Arts centre, restaurants, public transport links and shops. Furthermore, this location is particularly appealing to those who work in the city centre.

The accommodation comprises of: Entrance hall, living/sitting room, kitchen/diner and an enclosed rear garden with a garden room/utility perfect for an office space. The first floor hosts three spacious double bedrooms and a family bathroom.

Please contact Hern and Crabtree, Pontcanna for further information.



Front

Front forecourt garden. Low ride stone wall with wrought iron railings and gate.

Entrance Hall

Enter via a wooden door to the front elevation with window over. Tiled flooring. Radiator. Stairs rising to the first floor. Under stairs storage cupboard.

Living/Sitting Room

25'0" max x 11'6" max

Double glazed bay window to the front elevation. Double glazed window to the rear elevation. Two radiators. Coved ceiling. Ceiling roses. Gas fireplace with stone surround and hearth. Fitted storage into alcoves. Herringbone parquet flooring.

Kitchen/Dining Room

21'2" max x 9'1" max

Two double glazed windows to the side elevation. Double glazed French doors leading to the rear garden. Wall and base units with marble worktops over. Integrated five ring gas hob with tiled splashback and cooker hood over. Integrated oven. Integrated

microwave. Integrated fridge freezer. Integrated full length dishwasher. One and a half bowl stainless steel sink with mixer tap. Tiled flooring. Two radiators.

Landing

Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Split level landing. Two loft access hatch with one for the main loft and the other for the rear loft. Fitted linen cupboard.

Bedroom One

15'6" max x 12'7" max

Double glazed bay and a half window to the front elevation. Stripped wooden flooring. Two radiators.

Bedroom Two

12'1" max x 9'6" max

Double glazed window to the rear elevation. Stripped wooden flooring. Radiator.

Bedroom Three

9'2" max x 9'10" max

Double glazed window to the rear elevation. Stripped wooden flooring. Radiator.

Bathroom

8'3" max x 6'0" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Bath with mixer tap. Shower quadrant with fitted shower and glass door. Tiled flooring. Part tiled walls. Mirrored vanity cupboard. Shaver point. Heated towel rail. Extractor fan. Concealed Worcester gas combination boiler.

Garden

Enclosed rear garden. Paved patio. Small side return. Outside cold water tap. Outside light. Access to the garden room/utility.

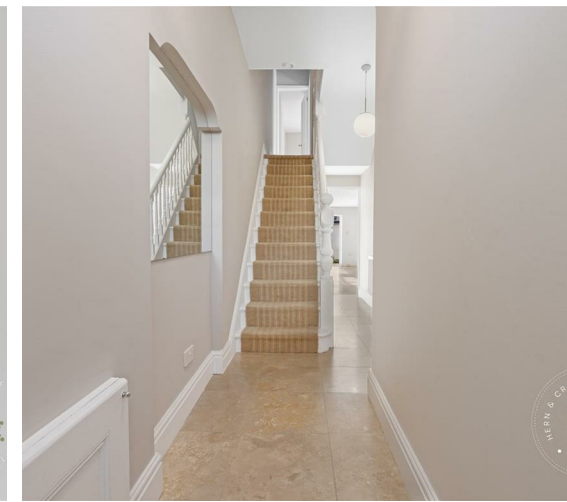
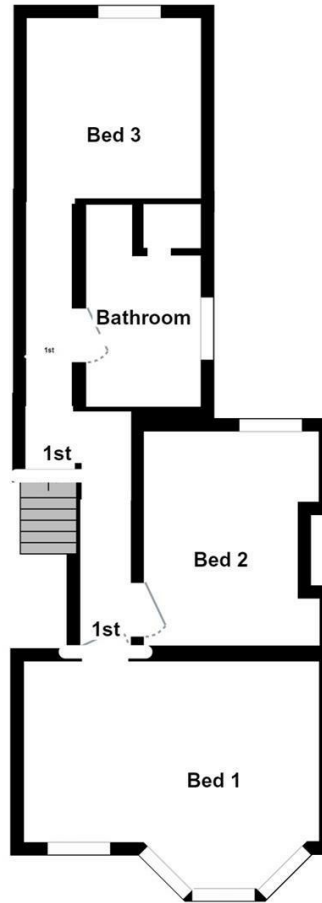
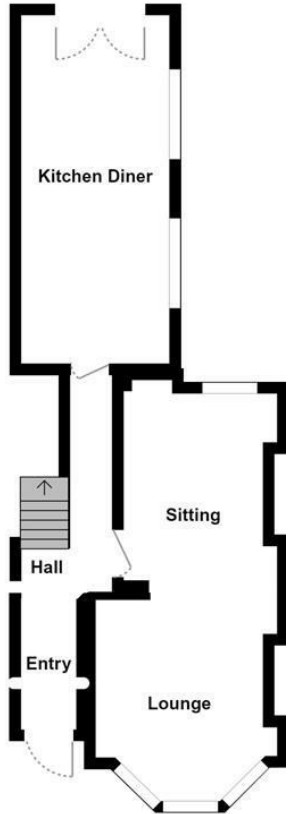
Garden Room/Utility

14'9" max x 5'7" max

Enter via a double glazed door from the garden. Double glazed window to the front elevation. Full panel uPVC single door providing gated rear lane access. Wall and base units with wooden worktops over. Space and plumbing for washing machine and condenser tumble dryer. Belfast sink and mixer tap. Tiled flooring. Power and light.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.