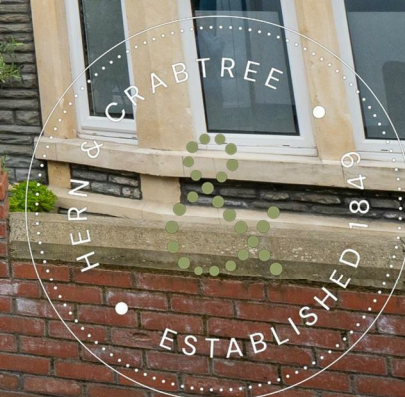




# Beda Road

| Cardiff | CF5 1LX





# BEDA ROAD

Guide Price £350,000

This wonderful bay fronted home is situated on the popular Beda Road in Canton. The area is well regarded as one of Cardiff's most vibrant and cultural suburbs with an impressive mix of eateries and amenities. Canton is an excellent commuter spot thanks to newly installed bike paths leading into the city centre and excellent access to the motorway.

The accommodation in brief comprises: Entry, hall, living room, sitting room, dining room, kitchen, lobby, cloakroom, shower room and an enclosed rear garden completes the ground floor. The first floor hosts four spacious bedrooms and a family bathroom.

Please contact Hern and Crabtree, Pontcanna for further information.



## Front

Front forecourt garden.

## Entry

Enter via a double glazed PVC door to the front elevation with window over. Interconnecting wooden door leading to the hall.

## Hall

Tiled flooring. Stairs rising up to the first floor. Radiator.

## Living Room

13'10" max x 11'7" max

Double glazed bay window to the front elevation. Tiled flooring. Gas fireplace. Radiator.

## Sitting Room

10'11" max x 8'7" max

Double glazed window to the rear elevation. Wooden flooring. Radiator. Fitted cupboard into alcove.

## Dining Room

10'5" max x 14'0" max

Double glazed window to the side elevation. Tiled flooring. Radiator. Understairs storage cupboard. Further built in storage cupboard.

## Kitchen

10'7" max x 8'2" max

Double glazed window to the side elevation. Wall and base units with worktops over. Four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Vertical radiator. Tiled flooring. Plumbing for washing machine. Stainless steel one bowl sink and drainer with mixer tap. Worcester gas combination boiler.

## Lobby

Double glazed door leading to the garden. Double glazed window to the rear elevation.

## Cloakroom

W/C. Vertical radiator. Tiled flooring. Tiled walls. Door leading to shower room.

## Shower Room

4'11" max x 3'6" max

Double glazed obscure window to the rear elevation. Wash hand basin. Shower quadrant with fitted shower.

## Landing

Stairs rise up from the hall. Bannister. Stripped wooden flooring. Loft access hatch. Linen cupboard.

## Bedroom One

15'7" max x 13'10" max

Double glazed bay and a half window to the front elevation. Wood laminate flooring. Radiator.

## Bedroom Two

10'11" max x 9'4" max

Double glazed window to the rear elevation. Wood flooring.

## Bedroom Three

10'5" max x 8'5" max

Double glazed window to the rear elevation. Wood laminate flooring. Radiator. Rear loft access hatch. Feature cast iron fireplace.

## Bedroom Four

7'3" max x 10'4" max

Double glazed window to the side elevation. Radiator. Wood flooring. Loft access hatch.

## Bathroom

5'4" max x 6'0" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Bath with mixer tap. Tiled walls. Heated towel rail.

## Garden

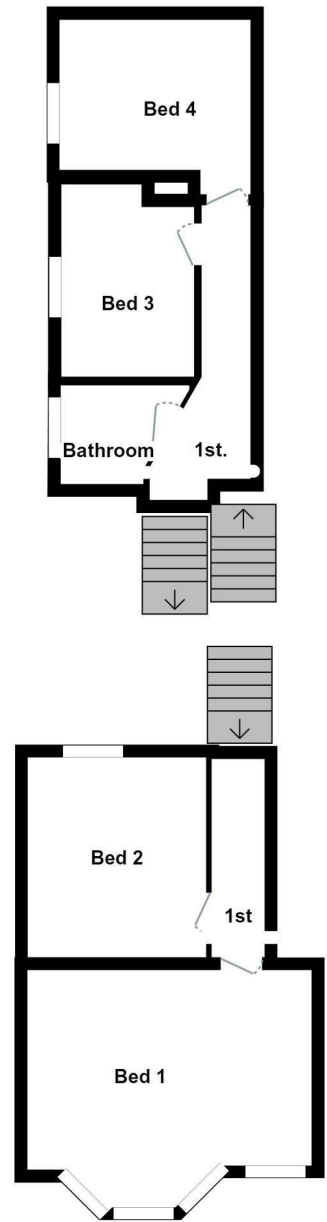
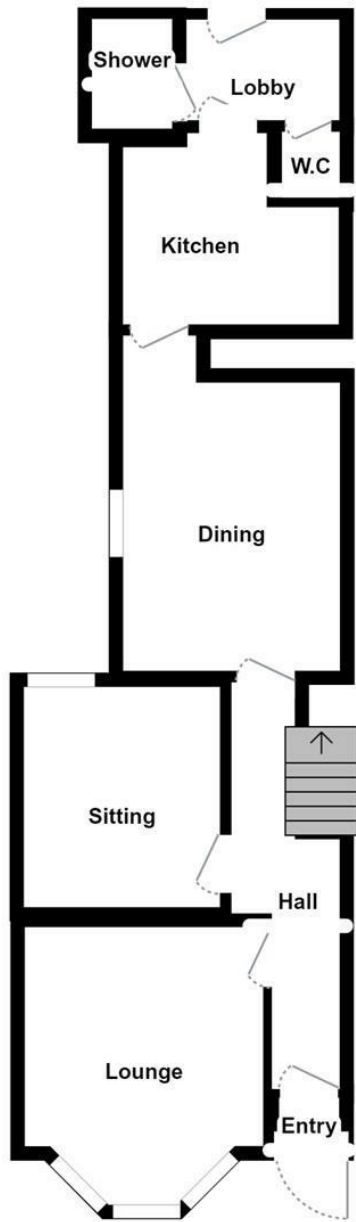
Enclosed rear garden. Paved patio. Small side return.





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





**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>		
(55-68) <b>D</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



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.