



# Alexandra Road

Cardiff | CF5 1NU



# ALEXANDRA ROAD

Guide Price £250,000

This charming property in Alexandra Road can be found south of Cowbridge Road East. Canton offers excellent public transport links to Cardiff city centre with the bus stop just a short walk from the street. There are many shops, cafes and eateries all within proximity. This spacious family home offers plenty of traditional character with high ceilings and generous room proportions.

The accommodation in brief comprises: Entrance hall, living/sitting room, diner, kitchen and an enclosed rear garden completes the ground floor. The first floor hosts three bedrooms and a family bathroom.

Please contact Hern and Crabtree, Pontcanna for further information.



## Front

Front forecourt garden. Low rise brick wall.

## Porch

Enter via single glazed french doors. Door leading to:

## Entrance Hall

Stairs rise up to the first floor. Ceiling arch detail. Doors leading to:

## Living/Sitting Room

26'0" max x 11'5" max

Double glazed bay window to the front elevation. Double glazed door to the rear elevation with window over. Gas fireplace. Fitted shelving into alcoves.

## Diner

8'9" max x 12'0" max

Double glazed window to the side elevation. Vinyl flooring. Fitted storage cupboard. Space for fridge freezer. Gas fireplace.

## Kitchen

8'9" max x 5'4" max

Glazed window to the rear elevation. Double glazed door leading to the garden. Wall and base units with worktops over. One bowl sink and drainer with mixer tap. Space for gas cooker. Plumbing for washing machine. Baxi gas combination boiler.

## Landing

Stairs rising up from the entrance hall. Enclosed bannister. Split level landing. Loft access hatch.

## Bedroom One

15'1" max x 11'8" max

Two double glazed windows to the front elevation.

## Bedroom Two

11'1" max x 8'7" max

Double glazed window to the rear elevation.

## Bedroom Three

8'9" max x 7'1" max

Glazed window to the side elevation.

## Bathroom

5'1" max x 5'8" max

Glazed obscure window to the side elevation. W/C and wash hand basin. Bath. Part tiled walls. Radiator. Cork floor.

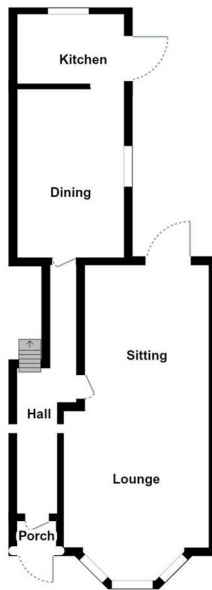
## Garden

Enclosed rear garden. Side return. Part paving and part lawn. Mature shrubs and trees. Flower borders. Pedestrian gate providing rear lane access. Purpose built out building with storage.



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) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(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.