



Alexandra Road

|| Canton | CF5 1NU

ALEXANDRA ROAD

Guide Price £360,000



A handsome bay fronted mid-terrace property on Alexandra Road. This property boasts a cosy reception room, perfect for relaxing with family and friends. With three bedrooms, there is ample space for a growing family or for those in need of a guest room. The loft has been renovated, making a great home office.

Located in the heart of Cardiff, this house provides easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a convenient lifestyle. Whether you enjoy exploring the city's cultural attractions or prefer a peaceful evening in, this property offers the best of both worlds.

The accommodation in brief comprises of: Porch, hallway, living/sitting room, kitchen/dining room, cloakroom and an enclosed rear garden completes the ground floor accommodation. The first-floor hosts three bedrooms and a family bathroom. A loft space is located on the second floor.

Viewings of this stunning home come highly recommended to appreciate!

Porch

Enter via a double glazed composite door to the front elevation with window over. Tiled flooring. Tiled sidings.

Hallway

Wooden laminate flooring. Radiator. Dado rail. Coved ceiling. Stairs rising up to the first floor. Door to understairs cloakroom.

Living/Sitting Room

25'11" max x 9'8" max

Open plan living and sitting room. Double glazed bay window to the front elevation. Double glazed window to the rear elevation. Coved ceiling. Dado rail. Ceiling rose. Radiator. Cast iron fireplace with wooden mantelpiece and slate hearth.

Kitchen/Dining Room

26'6" max x 8'11" max

Double glazed windows to the side elevation. Double glazed door leading to the rear garden. Double glazed French doors leading to the rear garden. Wall and base units with wooden worktops over. Four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Twin ceramic Belfast sink with

mixer tap. Space for american style fridge/freezer. Space for slimline dishwasher. Plumbing for washing machine. Baxi gas combination boiler. Radiator. Tiled flooring.

Cloakroom

W/C and wash hand basin. Tiled splashback. Vinyl flooring. Extractor fan.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Stairs rising up to the second floor. Dado rail. Radiator. Understairs storage cupboard.

Bedroom One

14'2" max x 11'5" max

Two double glazed PVC sash windows to the front elevation. Radiator.

Bedroom Two

11'5" max x 8'7" max

Double glazed window to the rear elevation. Radiator.

Bedroom Three

9'3" max x 6'5" max

Double glazed part obscure window to the side elevation. Built-in wardrobes. Radiator.

Bathroom

8'9" max x 5'5" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Bath with electric shower over. Part tiled walls. Tiled flooring. Heated towel rail.

Second Floor Landing

Stairs rise up from the first floor landing. Dog leg staircase. Wooden handrail and spindles. Matching bannister.

Loft

12'0" max x 13'0" max

Double glazed skylight window. Storage into eaves. Floor to ceiling height is 6'5" max.

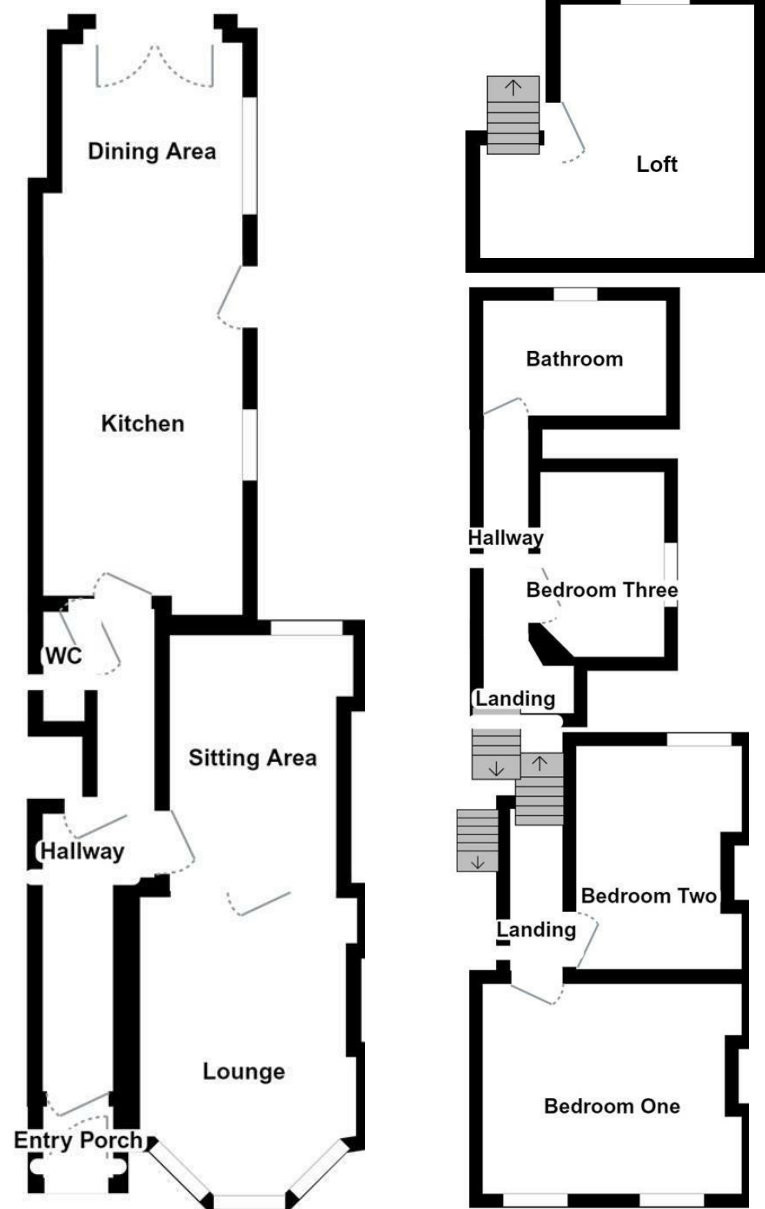
Garden

Enclosed rear garden. Pedestrian gate providing rear lane access. Paved patio. Timber frame storage shed. Mature tree. Small side return. Outside light.



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		46
(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.