



Hanover Street

| | Canton | CF5 1LS

HANOVER STREET

Guide Price £375,000



window to the side elevation. A three piece suite comprising: W/C and wash hand basin. Bath with mixer tap. Separate plumbed shower. Heated towel rail. Tiled flooring. Spotlights.

Rear Garden

Enclosed rear garden. Stone chippings. Stone wall. Small side return. Still retains the outside toilet.

A well presented bay fronted family home situated in a popular road in Canton.

The property is ideally located, being close to a vast array of amenities which attract families and professionals alike. Within walking distance to the property are a wide range of shops, public transport services, primary & secondary schools and leisure facilities. The property is also accessible to the city centre of Cardiff on foot and Cardiff bay, Pontcanna & Vale of Glamorgan are all close by.

The property offers wonderful traditional features and yet it has been modernised throughout. The accommodation is both light and spacious and viewings come highly recommended to fully appreciate.

In brief the accommodation comprises: traditional hall with tiled flooring, an open plan lounge/ sitting room with feature fireplace, open plan kitchen/ dining room with large window to the garden, upstairs are three double bedrooms and a modern family bathroom. To the rear of the property is a lovely enclosed and low maintenance garden.

Outside Front

Front forecourt garden. Storm porch with wooden glazed door and window over. Tiled sidings.

Reception Hall

Feature tiled flooring. Radiator. Coving to the ceiling. Staircase rising to the first floor.

Lounge/ Sitting Room

11'4" max x 25'8" max

Open plan to living room and sitting room. Double glazed bay windows to the front elevation. Double glazed long window to the rear elevation with aspect to the garden. Radiator. Stripped wooden flooring. Smooth plastered ceiling. Cast iron wood burning stove.

Kitchen/ Dining Room

20'6" max x 10'2" max

A good size family kitchen/ dining room. Double glazed

windows to the side elevation. Double glazed door to the side elevation. Double glazed French doors leading to the garden. Under stairs storage cupboard. Wall and base units with worktops over. Four ring electric hob. Integrated oven. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated fridge freezer. Plumbing for washing machine. Tiled flooring. Radiator.

Landing

Stairs rise up from the entrance hall. Wooden handrail and spindles. Bannister. Loft access hatch. Linen cupboard with a recently upgraded gas combination boiler.

Bedroom One

15'1" max x 13'6" max into the bay

A light and spacious

principle bedroom. Double glazed bay and half window to the front elevation. Radiator. Smooth plastered ceiling. Coving to the ceiling. A range of recently installed fitted wardrobes offering excellent storage facilities.

Bedroom Two

11'8" max x 8'3" max

A second double bedroom. Double glazed window to the rear elevation overlooking the garden. Radiator. Smooth plastered ceiling. Coving to the ceiling.

Bedroom Three

10'2" max x 9'9" max

A third double bedroom. Double glazed window to the rear elevation. Radiator. Stripped wooden flooring. Rear loft access hatch. Smooth plastered ceiling.

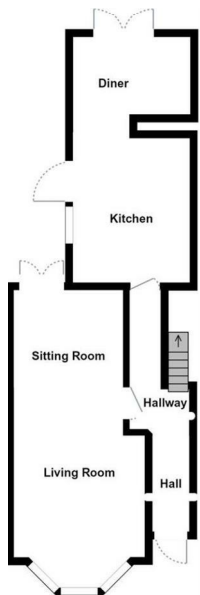
Bathroom

6'9" max x 10'3" max

Double glazed obscure



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		84
(69-80) C		
(55-68) D		63
(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.