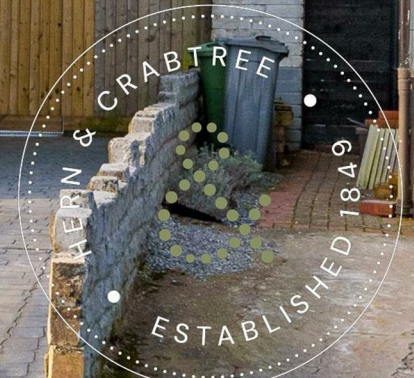


# Channel View Road

GRANGETOWN, CARDIFF, CF11 7EN

**GUIDE PRICE £300,000**

**Hern &  
Crabtree**





# Channel View Road

A beautifully presented semi detached family home situated in the widely sought after Grangetown area of Cardiff.

The property boasts of a lovely outlook, a generous plot and it has been modernised throughout to a fantastic standard - viewings of the property come highly recommended to appreciate!

Located within easy reach of the city centre of Cardiff, this is an ideal location for commuters and for families, there are parks, shops, schools and public transport links all close at hand.

The accommodation in brief comprises: Hallway, a stunning lounge with feature flooring and contemporary decoration, a stylish kitchen/ dining room with outlook to the generous garden, upstairs are three, lovely bedrooms and a modern bathroom.

To arrange your viewing, please contact Hern & Crabtree!



**Entrance Hall**

The property is entered through a composite panelled front door to the hall. Staircase rising to the first floor. Meter cupboard. Glass panelled internal door to the living room. Smooth plastered ceiling. Feature herringbone style laminate flooring.

**Living Room**

15'9" x 14'3" max

A bright and spacious principle reception room. Double glazed bay window and two additional double glazed windows to the front elevation offer plenty of light and a lovely outlook. Feature herringbone effect laminate flooring. Smooth plastered ceiling. Coving to the ceiling. Glass panelled door to the kitchen/ dining room. Radiator. Built in storage cupboards. Two ceiling light points. Power points. Feature fireplace with wooden mantle and tiled hearth.

**Kitchen/ Dining room**

13'9" x 9'

A modern open plan kitchen/ dining room which has been very well designed to incorporate good storage, work space and space for table and chairs.

Featuring a range of matching wall and base units with cupboards and drawers in a deep blue colour with white work surfaces over. Inset sink and drainer unit with mixer taps above. Integrated oven with four ring gas hob and chimney style extractor fan over. Space for fridge freezer. Double glazed window and door to the rear elevation with access to the garden. Radiator. Feature tiled flooring. Walls are part tiled. Radiator. Integrated washing machine.

**Landing**

Double glazed window to the side elevation. Smooth plastered ceiling. Loft access. Smoke detector. Door to storage cupboard.

**Bedroom One**

14'6" x 9'5"

A beautifully presented principle bedroom. Large double glazed window to the front elevation and a second double glazed window to the front elevation. Smooth plastered ceiling. Radiator. Power points.

**Bedroom Two**

9'8" x 8'11"

A beautifully presented second double bedroom. Double glazed window to the rear elevation with aspect to the garden. Radiator.

**Bedroom Three**

7'2" x 9'7"

Double glazed window to the front elevation. Smooth plastered ceiling. Radiator. Power points.

**Family Bathroom**

6'10" x 4'3"

A contemporary bathroom. A three piece suite comprising: bath with shower over and screen, wash hand basin and WC. Walls are part tiled. Tiled flooring. Frosted double glazed window to the rear elevation. Heated towel radiator. Smooth plastered ceiling. Walls are part tiled.

**Outside Front**

To the front of the property is a concrete paved driveway offering parking facilities for multiple vehicles. Side access to the rear garden.

**Outside Rear**

A superb, landscaped rear garden. Well designed to provide a wonderful space for relaxing and entertaining. Concrete paved sun terrace. The garden is enclosed by timber fencing. Garden area laid to chippings with shrubs. Garden shed to remain. Outside cold water tap. Side access to the front of the property.

**Disclaimer**

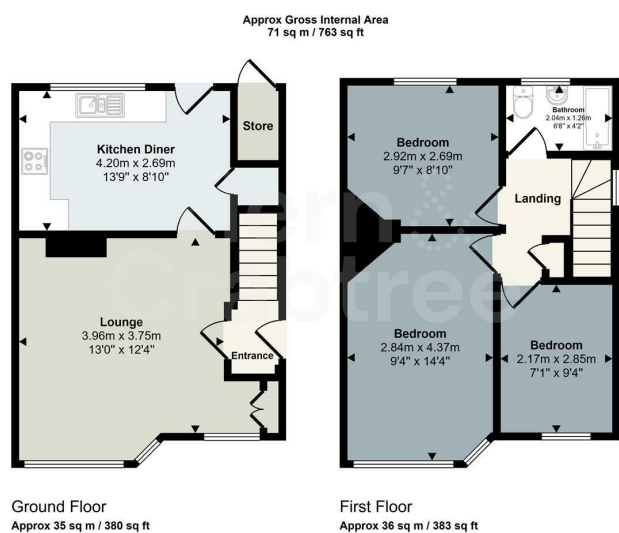
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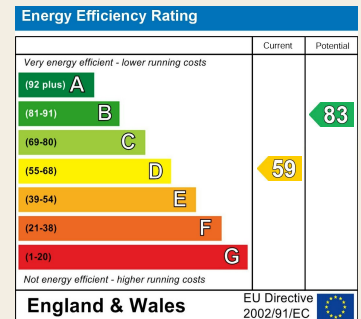




Good old-fashioned service with a modern way of thinking.



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