

# Market Road

CARDIFF, CF5 1QE

OFFERS OVER £315,000

Hern &  
Crabtree



# Market Road

A charming two double bedroom home, close to Chapter Arts Centre - on the highly sought after Market Road.

The property offers versatile living space with two separate reception rooms, a modern kitchen, utility room and cloakroom - well presented throughout and offering lots of traditional character and features.

Boasting two spacious double bedrooms, this property provides plenty of room to relax and there is a spacious, well designed first floor bathroom.

One of the standout features of this house is its large rear garden—a true private oasis. Whether you're hosting a summer barbecue, enjoying a quiet afternoon, or simply soaking up the fresh air, this outdoor space provides a perfect escape from the hustle and bustle of daily life.

The location is second to none, with local shops, eateries, and amenities right on your doorstep. Enjoy the lively atmosphere and sense of community that Canton is famous for, with everything you need within easy reach.



**Hallway**

Enter via a double glazed door to the front elevation with window over. Ceiling arch detail. Dado rail. Radiator. Tiled flooring. Stairs to first floor.

**Lounge**

11'8" max x 10'5" max

Double glazed window to the front elevation. Coved ceiling. Exposed brick work with gas fire. Fitted storage cupboard and shelving into alcoves. Radiator.

**Dining Room**

11'9" max x 10'6" max

Double glazed window to the rear elevation. Exposed brick work. Fitted shelving into alcoves. Fitted storage cupboard. Wooden laminate flooring. Door leading to:

**Kitchen**

10'5" max x 6'9" max

Double glazed window to the side elevation. Double glazed door leading to the rear garden. Wall and base units with wooden worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated five ring gas hob with tiled splashback and cooker hood over. Integrated oven. Space for fridge freezer. Radiator. Tiled flooring.

**Utility**

6'7" max x 5'1" max

Double glazed window to the rear elevation. Wall and base units with wooden worktops over. Stainless steel one bowl sink and drainer with mixer tap. Gas combination boiler. Space for further appliances. Part tiled walls. Tiled flooring.

**Cloakroom**

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

**Landing**

Stairs rise up from the hallway. Wooden handrail. Loft access hatch.

**Bedroom One**

12'0" max x 10'8" max

Two double glazed windows to the front elevation. Fitted wardrobe. Radiator.

**Bedroom Two**

10'3" max x 7'9" max

Double glazed window to the rear elevation. Radiator.

**Bathroom**

11'10" max x 7'0" max

Double glazed window to the rear elevation. W/C and wash hand basin. Bath with central mixer taps. Shower quadrant with fitted shower and glass sliding doors. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

**Garden**

Enclosed rear garden. Paved seating area. Mature shrubs and trees. Flower borders. Cold water tap. Side return. Door to storage cupboard.

**Additional Information**

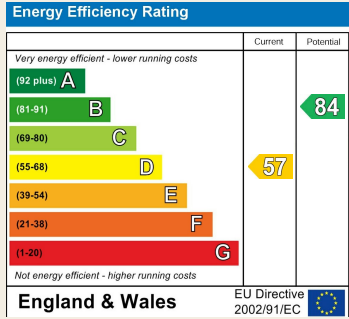
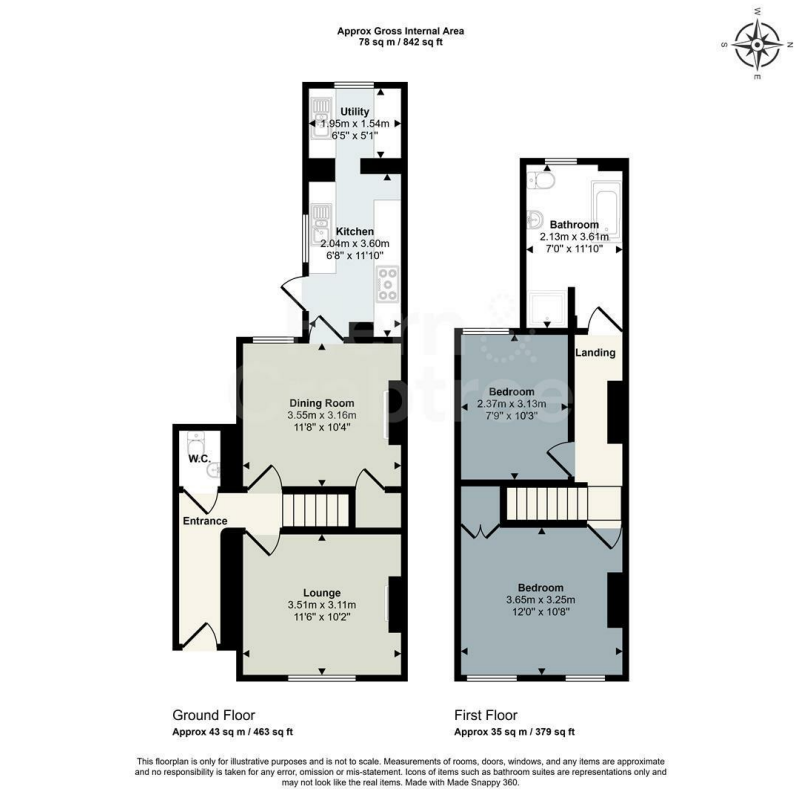
Freehold. Council Tax Band D (Cardiff). EPC rating TBC.

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02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

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