

# Cowbridge Road East

CARDIFF, CF5 1JB

GUIDE PRICE £400,000

**Hern &  
Crabtree**



# Cowbridge Road East

Nestled in the highly sought-after area of Canton, this charming terraced house on Cowbridge Road East offers the perfect fusion of modern living and traditional comfort. Its prime location places it within easy reach of local amenities, parks, excellent transport links, and top-rated school catchments.

Upon entering, you are welcomed by two inviting reception rooms, offering generous space for both relaxation and entertaining. The heart of the home is the contemporary open-plan kitchen, designed to appeal to both culinary enthusiasts and casual diners alike, featuring an abundance of storage space with sleek cabinetry, deep drawers, and spacious pantry areas, ensuring everything from kitchen gadgets to bulk ingredients are easily accessible and neatly organized. The property features three well-proportioned bedrooms and two bathrooms, making it an ideal choice for families or those in need of extra space.

Step outside to discover a delightful south-facing garden, perfect for soaking up the sunshine and hosting summer gatherings. This peaceful outdoor retreat offers a quiet escape from the hustle and bustle of daily life, providing the perfect setting for relaxation or play.

A standout feature of this home is the rare driveway, a highly valuable asset in this desirable location, offering off-street parking for your vehicle.



# 1419.18 sq ft

## Front

Driveway providing off road parking for multiple vehicles.  
Storm porch.

## Porch

Enter via a traditional wooden door to the front elevation with window over. Coved ceiling. Dado rail. Wooden laminate flooring. Door leading to:

## Entrance

Coved ceiling. Dado rail. Ceiling arch detail. Stairs rise up to the first floor. Understairs storage cupboard. Radiator. Wooden laminate flooring.

## Living Room

14'8" max x 13'0" max

Double glazed bay window to the front elevation. Coved ceiling. Ceiling rose. Gas fire with stone surround and hearth. Fitted storage and shelving into alcoves. Radiator. Wooden laminate flooring. Double doors leading to the sitting room.

## Sitting Room

11'6" max x 11'1" max

Double glazed window to the kitchen offering natural light. Coved ceiling. Ceiling rose. Fitted storage and shelving into alcoves. Radiator. Wooden laminate flooring. Double doors leading to the living room.

## Kitchen/Dining Room

20'8" max x 18'10" max

Two double glazed skylight windows. Double glazed French doors leading to the rear garden. Wall and base units with Granite worktops over. One and half bowl composite sink and drainer with mixer tap. Integrated dishwasher. Integrated five ring induction hob with cooker hood over. Integrated double oven. Space for american style fridge freezer. Space for further fridge freezer. Waterproof flooring. Heated towel rail. Door leading to utility.

## Utility

Space and plumbing for washing machine and condenser tumble dryer. Fitted shelving.

## Shower Room

5'5" max x 5'2" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Shower corner quadrant with fitted shower and glass doors. Waterproof flooring.

## Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Dado rail. Loft access hatch. Coved ceiling. Wooden laminate flooring.

## Bedroom One

15'4" max x 12'2" max

Two double glazed windows to the front elevation. Coved ceiling. Triple fitted wardrobes. Storage and shelving into alcoves. Wooden laminate flooring. Radiator.

## Bedroom Two

12'3" max x 11'3" max

Double glazed window to the rear elevation. Coved ceiling. Dado rail. Wooden laminate flooring. Radiator.

## Bedroom Three

10'2" max x 7'8" max

Double glazed window to the side elevation. Double fitted wardrobes with concealed gas combination boiler. Fitted desk. Coved ceiling. Fitted shelving into alcove. Radiator.

## Bathroom

10'4" max x 7'1" max

Double glazed obscure window to the rear elevation. Coved ceiling. W/C and wash hand basin. Bath. Shower quadrant with fitted shower and glass sliding door. Half rise feature wooden panelling. Part tiled walls. Laminate flooring. Radiator.

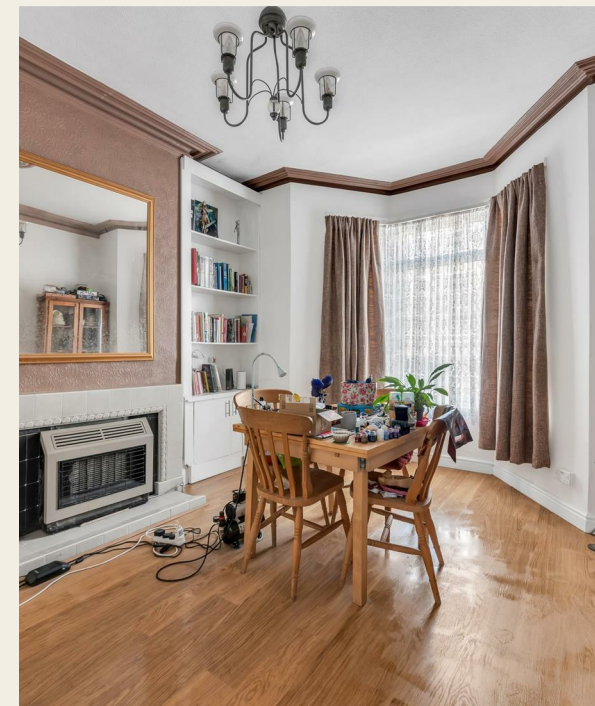
## Garden

Enclosed rear garden. Paved patio. Timber frame storage shed with fitted shelving. Composite decked seating area with fitted timber pergola. Outside lights. Outside Cold water tap. Outside plug sockets.

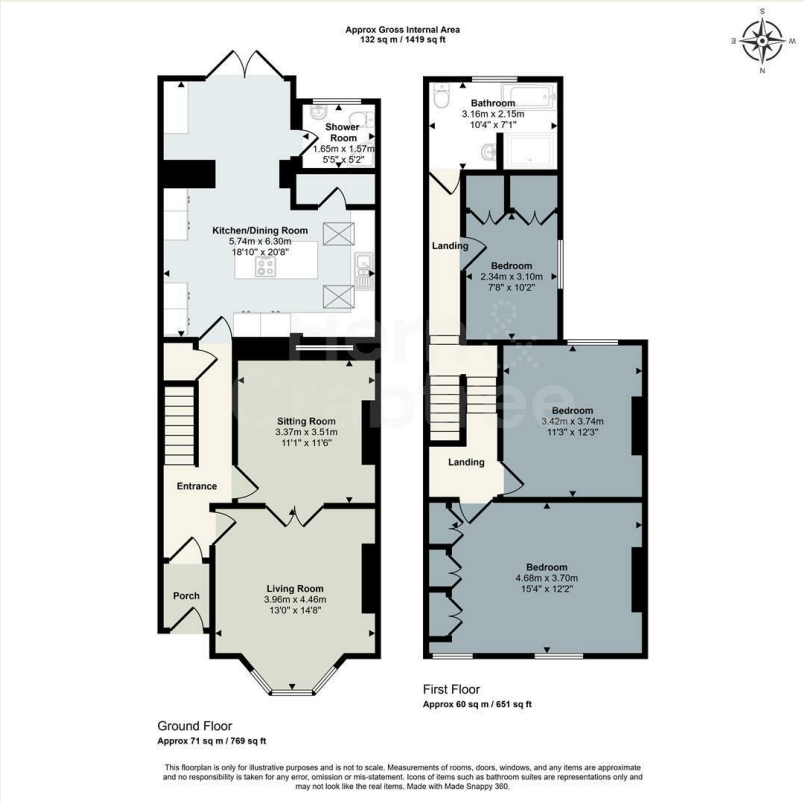
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| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>88</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            | <b>73</b> |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |



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