

Clare Road

GRANGETOWN, CF11 6QP

GUIDE PRICE £325,000

**Hern &
Crabtree**



Clare Road

This charming terraced house on Clare Road offers a fantastic opportunity for those seeking a vibrant community and a spacious family home. Boasting three generously sized bedrooms, it's perfect for families, guests, or even creating a dedicated home office.

The property features two elegant reception rooms, providing abundant space for both relaxation and entertaining. Whether hosting gatherings or enjoying a quiet evening, these versatile spaces are designed for comfort and convenience.

At the heart of the home is the expansive kitchen, ideal for culinary enthusiasts and family meals alike. With ample space and an inviting layout, it creates a warm environment where cooking and dining come together seamlessly.

Located in a highly sought-after area, this home benefits from easy access to all essential local amenities, including shops, schools, and parks. Additionally, it's just a short stroll from the city centre, offering the perfect blend of suburban comfort and urban convenience.



1528.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Hallway

Double glazed composite door to the front elevation with window over. Luxury vinyl tile flooring. Vertical radiator. Stairs rising up to the first floor. Understairs storage cupboard.

Lounge

11'11" max x 10'11" max

Double glazed bay window to the front elevation. Coved ceiling. Radiator. Squared off archway to the dining room.

Dining Room

13'1" max x 9'3" max

Double glazed door to the rear elevation. Coved ceiling. Radiator. Squared off archway to the lounge.

Kitchen

27'3" max x 10'2" max

Double glazed windows to the side and rear elevation. Double glazed PVC door to the rear garden. Wall and base units with worktops over. Integrated five ring gas hob with stainless steel splashback and cooker hood over. Integrated double oven and grill. Integrated microwave. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated dishwasher. Plumbing for washing machine. Space for American style fridge freezer. Space for further appliance. Breakfast bar. Part tiled walls. Tiled flooring. Radiator. Coved ceiling.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Stairs rise up to the second floor. Understairs storage cupboard. Rear loft access hatch. Coved ceiling.

Bedroom One

14'10" max x 12'3" max

Two double glazed windows to the front elevation. Fitted wardrobes and fitted overhead storage. Coved ceiling. Two radiators.

Bedroom Two

13'11 max x 10'3 max

Double glazed window to the side elevation. Radiator. Door leading to:

En Suite

Double glazed obscure window to the side elevation. W/C and wash hand basin. Shower tray with fitted shower over and glass splashback screen. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Bedroom Three

12'7" max x 9'1" max

Double glazed window to the rear elevation. Radiator. Coved ceiling.

Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Shower tray with fitted shower over and glass splashback screen. Bath with mixer tap and glass splashback screen. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail and spindles. Door leading to:

Loft Room

12'4" max x 12'2" max

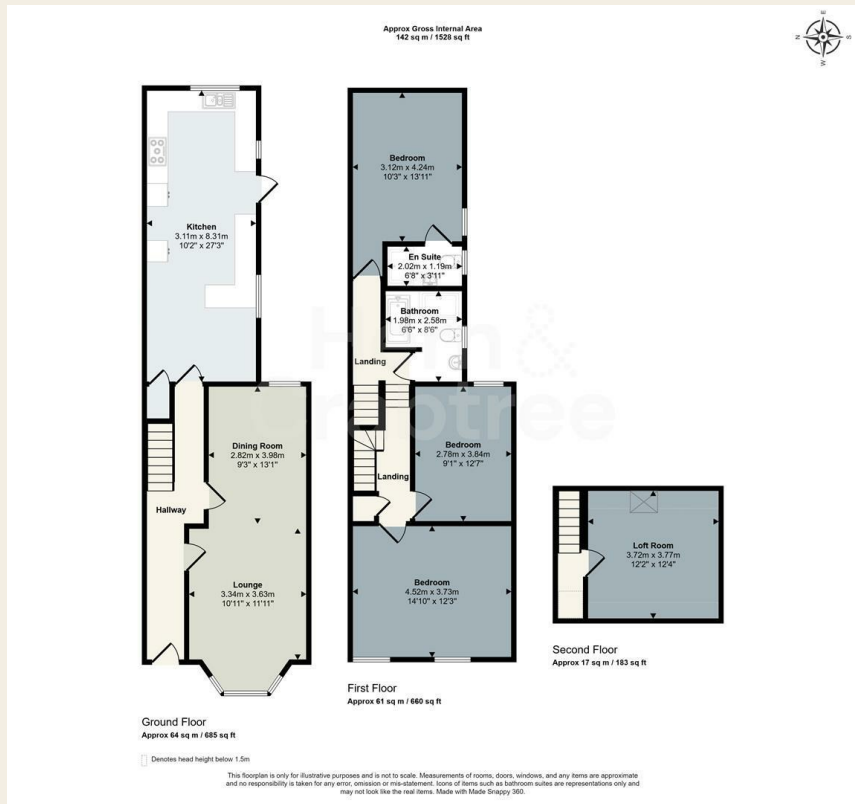
Double glazed skylight window. Radiator.

Garden

Enclosed rear garden. Brick paved patio. Side return. Outside light. Cold water tap.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		7485
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		74
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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