

Clive Road

CANTON, CARDIFF, CF5 1GL

GUIDE PRICE £400,000

**Hern &
Crabtree**



Clive Road

Situated along the ever-popular Clive Road in Canton, this charming period home offers an inviting blend of traditional character and practical family living. From the moment you step into the storm porch, the property welcomes you with period cornicing, ceiling roses and warm wooden flooring that continue throughout much of the home.

The accommodation features a spacious lounge with a feature gas fireplace, while the dining room opens directly to the rear garden, perfect for entertaining. The kitchen is well-equipped with wood worktops and integrated appliances, seamlessly flowing into the sitting/breakfast room with further access to the garden and side return. A convenient cloakroom completes the ground floor.

Upstairs, three bedrooms are complemented by a family bathroom and separate shower room, offering flexibility for growing families. Outside, the enclosed rear garden offers a private low-maintenance retreat with an astroturf lawn, mature tree, and established borders.

Clive Road places you right at the heart of Canton, one of Cardiff's most vibrant and sought-after neighbourhoods. Residents enjoy a wealth of independent shops, coffee houses, and eateries along Cowbridge Road East, while Chapter Arts Centre offers a diverse cultural programme year-round. Excellent schools, local parks such as Thompson's Park and Victoria Park, and the nearby Pontcanna Fields provide plenty of green open space. For commuters, Cardiff city centre is within walking distance, with excellent public transport links and easy access to the A48 and M4.



Porch

Approached via the front, a wooden glazed door with a window over leads into the porch. The porch features a tiled floor and is entered into the hallway via a further glazed wooden door.

Hallway

Entered through the glazed wooden door with side and overhead windows providing natural light. The hallway features period cornicing, ceiling roses, stairs to the first floor, two radiators, and wooden flooring.

Lounge

Accessed from the hallway, the lounge includes a double glazed window to the front, coved ceiling, wooden flooring, radiator, and an inset gas fireplace within the chimney breast. Shelving has been fitted into the alcoves.

Dining room

The dining room benefits from a double glazed PVC door opening to the rear garden, with matching windows above and to the side. Additional features include coved ceiling, radiator, and stripped wooden flooring.

Kitchen/ breakfast room

Fitted with a range of wall and base units with wood worktops, a four-ring gas hob, integrated double oven and grill, one and a half bowl sink and drainer with mixer tap, space for fridge and freezer, tiled splashbacks, and a full-length integrated Hotpoint dishwasher. There is an understairs storage cupboard and tiled flooring. A squared archway leads into:

Sitting room

This room offers a sliding patio door to the rear garden, as well as a double glazed door and window to the side. There is plumbing for a washing machine with a built-in cupboard above, further built-in cupboards, radiator, and matching tiled flooring. A door leads into:

Cloakroom

Featuring a double glazed window to the side, WC, wash basin, and vinyl flooring.

Landing

Stairs rise from the entrance hall with a wooden handrail

and spindles. The landing offers a bannister, loft access hatch with pull-down ladder, additional loft access hatch to rear loft, and two radiators.

Bedroom one

Double glazed bay window to the front aspect and radiator.

Bedroom two

Double glazed window to the rear and radiator.

Bedroom three

Double glazed window to the rear aspect, radiator, and a further loft access hatch.

Family bathroom

Double glazed obscure window to the side, WC, wash hand basin, bath with shower over and mixer tap, tiled walls, mirrored vanity cupboard, shaver point, vertical radiator, and tiled floor.

Shower room

Double glazed window to the side, corner quadrant shower with plumbed shower and glass sliding door, mirrored vanity cupboard, WC, wash hand basin, vinyl floor, airing cupboard housing the Baxi gas combination boiler, and radiator.

Outside front

Forecourt front garden.

Outside rear

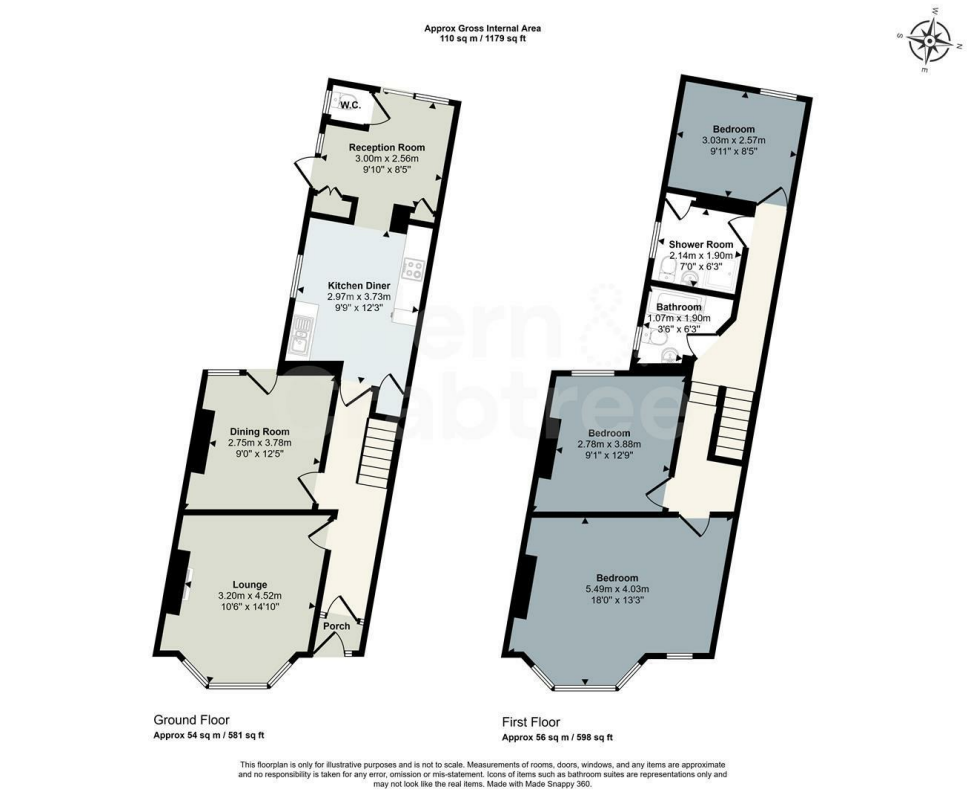
An enclosed rear garden with astroturf lawn, flower borders, a small side return that connects back to the dining room, mature tree, outside lighting, and cold water tap.

Additional Information

Freehold. Council Tax Band



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

