

Theobald Road

CANTON, CF5 1LQ

GUIDE PRICE £240,000

**Hern &
Crabtree**



Theobald Road

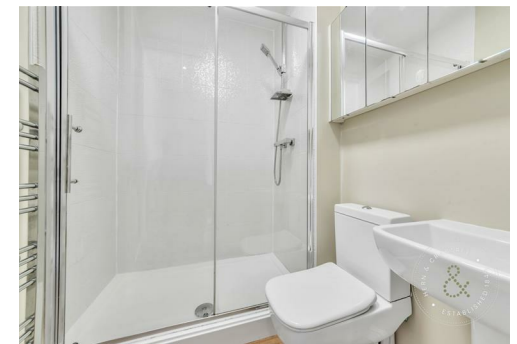
Excellent first time buy & offered for sale with no onward chain!

A well presented, three storey pad in the heart of Canton, set behind a handsome Victorian brick and bath stone façade. Proudly positioned in Theobald Road, this excellent home is nestled in Canton which offers an abundance of coffee houses, eateries and independent shops all within a short stroll. The property is perfectly located for those who would like to be within each reach of the city centre, Cardiff central train station and have easy access to the M4.

The accommodation is spread over three floors and in brief comprises: communal entrance, inner entrance area with modern double opening glass doors to the lounge and a glass door leading to the contemporary style kitchen. To the first floor is the master bedroom and neighbouring this is a modern shower room. The second floor offers a spacious double guest room.

Further benefits include: double glazing throughout, a court yard garden and a share of the freehold.

To arrange a viewing, please contact Hern & Crabtree



0.00 sq ft

Communal entrance

Door leads to a communal entrance hallway giving access to the two properties.

Inner entrance

Staircase rising to the first floor with newel posts and spindles. Smoke detector. Spotlight to the ceiling. Double opening glass panelled door to:

Lounge

A light and well presented reception room. Double glazed bay windows to the front elevation. Panelled radiator. Feature cast iron fireplace. Smooth plastered ceiling. Feature wooden flooring.

Kitchen

A contemporary style glass panelled door gives access to a modern style kitchen with a range of matching wall and base units with cupboards and drawers offering storage facilities with white doors and butchers block style work surfaces over. Built in electric oven with four ring gas hob and chimney style extractor fan over. Stainless steel sink drainer unit with mixer tap. Plumbing for washing machine. Space for fridge freezer. Radiator. Walls are part tiled. Feature flooring. Glass panelled door to the garden. Smooth plastered ceiling. Spotlights to the ceiling.

First floor landing

Staircase rising to the second floor with newel posts and spindles.

Bedroom one

A light and well presented double bedroom. Double glazed sash bay window to the front elevation. An additional double glazed sash window to the front elevation. Radiator. Smooth plastered ceiling. Radiator. Power points.

Shower room

A modern three piece suite in white comprising: fitted shower cubicle with tileing and screen and with mains pressure shower, wash hand basin and close coupled WC. Heated towel radiator.

Second floor landing

Smooth plastered ceiling. Smoke detector. Light tunnel. Door to:

Bedroom two

A good size second double bedroom. Two double glazed windows. Two radiators. Wall mounted gas central heating boiler.

Courtyard garden

A low maintenance, enclosed courtyard style garden with paving.

Additional information

Share of the freehold with a peppercorn ground rent and original lease of 999 years - with 989 remaining.

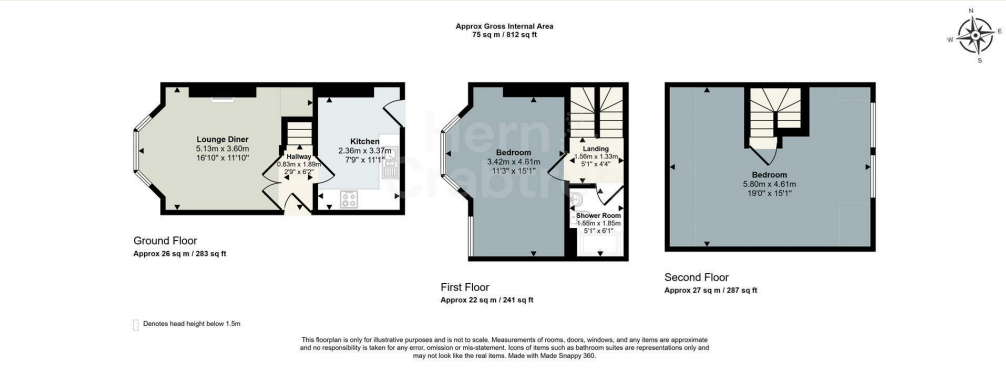
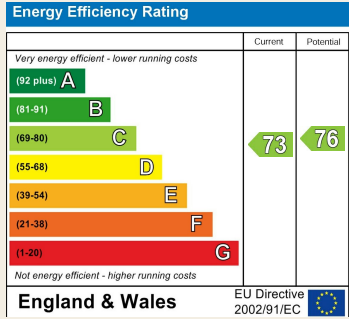
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Hern & Crabtree

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