

# Cowbridge Road East

CANTON, CF5 1JB

**GUIDE PRICE £450,000**

**Hern &  
Crabtree**





# Cowbridge Road East

A charming and substantial three-bedroom mid-terraced home on Cowbridge Road East, offering generous living space and a wonderfully convenient position in the heart of Canton.

This attractive period property offers an impressive footprint, beginning with a living/sitting room to the front. At the centre of the home, a well-proportioned dining room forms a natural focal point for everyday living. To the side, a bright conservatory extends the space and provides a versatile additional reception area, ideal for year-round enjoyment. A large kitchen sits to the rear of the property, offering generous room for cooking and family life with direct access to the garden.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation for couples, families or visiting guests. A large family bathroom completes the first floor and offers scope for personal styling or further enhancement.

Outside, a front forecourt sets the house back from the road, while the substantial rear garden offers plentiful room for outdoor dining, play, or future landscaping ideas.

Positioned on ever-popular Cowbridge Road East, this home enjoys immediate access to an array of independent shops, cafés, parks and excellent transport links. Well-regarded local schools and the warm community atmosphere that Canton is known for make the location particularly appealing.

With its generous layout, characterful features and prime Cardiff location, this property represents an excellent opportunity for buyers seeking space, convenience and a home with real potential.



**2120.00 sq ft**

#### Front

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

#### Porch

Enter via a wooden door to the front elevation with window over. Coved ceiling. Tiled flooring.

#### Hallway

Coved ceiling. Ceiling arch detail. Wooden laminate flooring. Radiator. Stairs rising up to the first floor. Stairs leading down to a basement space.

#### Living Room

Double glazed window to the front elevation. Coved ceiling. Ceiling rose. Exposed stone work chimney breast with wooden mantelpiece, tiled surround and stone hearth. Stripped wooden flooring. Radiator. Archway to the sitting room.

#### Sitting Room

Double glazed window to the rear elevation. Stained glass window and fitted shelving into alcove. Coved ceiling. Ceiling rose. Exposed stone work chimney breast with wooden mantle and stone hearth. Stripped wooden flooring. Radiator. Archway to the living room.

#### Dining Room

Stained glass window and fitted shelving into alcove. Coved ceiling. Ceiling rose. Wooden mantelpiece, tiled surround and stone hearth. Wooden parquet flooring. Radiator. Archway to the conservatory.

#### Conservatory

Double glazed obscure door leading to the rear garden. Double glazed windows. Glass and PVC roof. Tiled flooring.

#### Kitchen

Double glazed obscure door to the rear garden. Double glazed window to the side and rear elevation. Coved ceiling. Wall and base units with worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Stainless steel one bowl sink and drainer with mixer tap. Integrated dishwasher. Plumbing for washing machine. Tiled flooring.

#### Basement

Wooden stairs lead down from the hallway. Power and light.

#### Landing

Stairs rise up from the hallway. Wooden handrail and wrought iron spindles. Split level landing. Stairs rise up to the loft. Coved ceiling. Two radiators. Double glazed window.

#### Bedroom One

Two double glazed windows to the front elevation. Coved ceiling. Fitted storage cupboards into the alcoves. Fitted wardrobe.

#### Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Fitted storage cupboards into the alcoves. Wooden laminate flooring. Radiator.

#### Bedroom Three

Double glazed window to the side elevation. Fitted storage cupboard. Fitted wardrobe.

#### Bathroom

Double glazed windows to the rear and side elevation. W/C and wash hand basin. Shower quadrant with electric shower and glass sliding door. Freestanding bath. Part tiled walls. Vinyl flooring. Radiator. Rear loft access hatch.

#### Loft

Stairs rise up from the landing. Fitted wardrobes. Double glazed skylight windows.

#### Garden

Enclosed rear garden. Side return. Paved patio. Mature shrubs and trees. Raised flower borders. Outside lights. Cold water tap.

#### Additional Information

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

#### Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	64	78
England & Wales		EU Directive 2002/91/EC



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