



Lionel Road

| Canton | Cardiff | CF5 1HN



LIONEL ROAD

Guide Price £335,000



A tastefully presented and spacious three bedroom mid-terrace house placed within a stone's throw from Victoria Park. Much improved and modernised by the current owner, this would be perfect for a growing family or first time buyer.

The accommodation briefly comprises: Entrance Hall, Lounge, Sitting Room and an open plan Kitchen/Diner to the ground floor. To the first floor are Three Good Size Bedrooms and a family Bathroom. The property further benefits from an enclosed, low maintenance rear garden with rear lane access.

Lionel Road is a quiet, no through road tucked away off Forrest Road and is ever so popular thanks to being a stones throw away from Victoria Park and within easy reach Canton's main hub of cafés, restaurants and shops. Cardiff city centre is just over 2 miles away. There are superb public transport links via bus and rail. Internal viewings are highly recommended!

Entrance Hall

Entered via a glazed wood front door with glazed window over, coved ceiling, stairs to the first floor with understairs cupboard, radiator, wood flooring.

Lounge

10'5 x 13'4
Double glazed windows to the front with fitted shutters, radiator, coved ceiling, cast iron fireplace with slate mantle and hearth, fitted shelving to alcoves, coloured cork flooring.

Sitting Room

8'11 x 11'9
Window to the rear, radiator, cast iron fireplace, cork floor.

Kitchen

17'11 x 10'
Double glazed French doors leading to the garden, double glazed window to the side, radiator, wall and base units with Korian worktop

over, one and a half bowl sink and drainer with mixer tap, space and plumbing for a dishwasher and washing machine, a four ring gas hob with cooker hood above and oven, space for a fridge/freezer, cork floor.

First Floor Landing

Stairs rise up from the hall with wooden handrail, access to loft space, radiator.

Bedroom One

15'1 x 9'9
Double glazed windows to the front with fitted shutters, radiator, cast iron fireplace.

Bedroom Two

7'10 x 11'1
Double glazed window to the rear, fitted shelving, radiator.

Bedroom Three

9'5 x 9'1
Double glazed window to the rear, radiator, cast iron

fireplace, fitted cupboards, Vaillant gas boiler.

Bathroom

9'2 max x 6'9 max
Double obscure glazed window to the side, bath with plumbed shower and glass screen, w.c and wash hand basin, part tiled walls, cork floor.

Rear Garden

Enclosed garden, paved patio, slate chippings, raised flower borders, mature shrubs and trees, gate to the rear lane.

Front

A forecourt front.

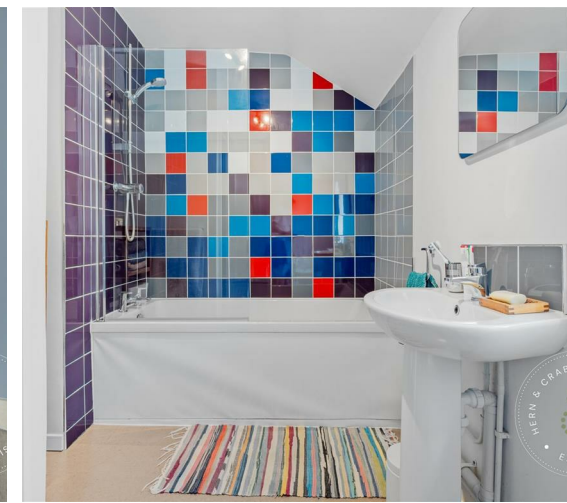
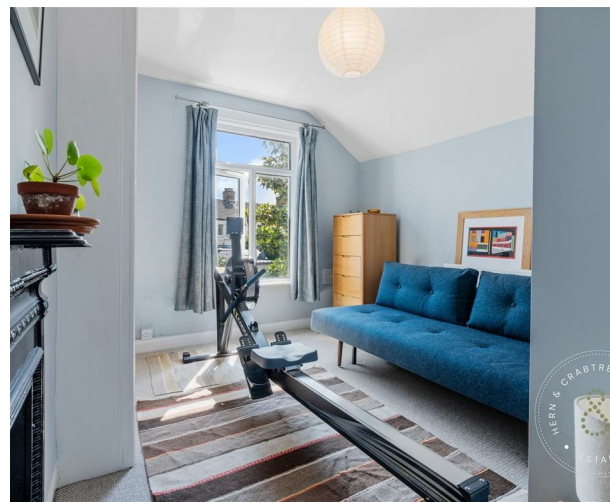
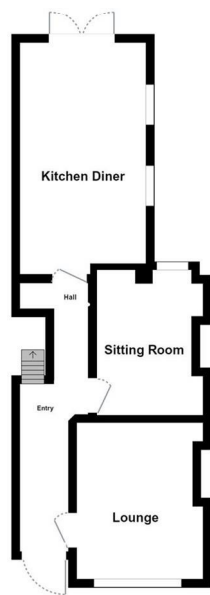
Tenure and additional information

We have been advised by the seller that the property is freehold and the Council tax is D.



Call Hern & Crabtree to arrange a viewing on **02920 555 198**

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

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



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.