



# Clos Halket

| Lansdowne Gardens, Canton | Cardiff | CF11 8DZ



# CLOS HALKET

Guide Price £370,000



**En-suite**  
6'5" x 6'8"  
Shower, w/c and wash hand basin. Shaver point. Radiator. Vinyl floor.

**Bedroom Three**  
9' x 12'4"  
Double-glazed window to the rear. Radiator.

**Bedroom Four**  
11'5" x 6'11"  
Double-glazed window to the front. Radiator.

**Bathroom**  
6'10" x 9'1"  
Obscure double-glazed window to the rear. Bath, w/c and wash hand basin. Radiator. Shaver point.

## OUTSIDE

**Front**  
Off-street parking driveway. Mature shrubs.

**Rear Garden**  
Enclosed rear garden with timber frame fencing. Lawn and paved patio. Mature shrubs, trees and flower borders. Path to the side leading out to the front. Cold water tap.

**Additional Information**  
We have been advised by the vendor that the property is Freehold. Epc - Council tax - F

Clos Halket is a modern development situated within Canton, which is under 2.5 miles to the east of the city centre. The property is a larger model end of terrace townhouse that has been well presented throughout. It features generous bedroom sizes, two en suites, a kitchen/Diner, a driveway with an integral garage and a landscaped rear garden to enjoy.

Canton is an extremely vibrant and multicultural area with easily accessible links to Cardiff City Centre. Steeped in history dating back to the thirteenth century, Canton is a prime location for residents who want to be close to the heart of the capital while still enjoying a bit of peace and quiet.

As well as being the home of Welsh football with the Cardiff City Stadium lying on its border, Canton is becoming an increasingly innovative area to live for young and creative professionals. Boasting three large green areas, artisan restaurants and several cultural hubs, Canton is an exciting place to live and visit.

Known for hosting a variety of film festivals, experimental art exhibitions and celebrating diversity, Chapter Arts Centre, which features an independent cinema, spacious café and warm, friendly atmosphere, is a focal point of culture in the area.

Canton has developed considerably over the last 20 years but still mainly comprises of a wide array of handsome, traditional style homes highly sought after by young professionals, first time buyers and families alike. Sold with no ongoing chain.

**Entrance**  
Storm porch. Double-glazed composite door to the front with matching windows on either side.

**Hallway**  
Stairs to the first floor. Radiator. Laminate floor. Door to garage and door to cloakroom.

**Cloakroom**  
W/c and wash hand basin. Laminate floor.

**Garage**  
8'9" x 17'  
Integral single garage.

**Kitchen/Diner**  
16'2" max x 12'9" max  
Double-glazed sliding patio doors to the garden. Double-glazed window to the rear. The kitchen is fitted with wall and base units with worktops. Sink and drainer. Four-ring hob with cooker hood over and tiled splashback. Integrated

double oven and grill. Space and plumbing for dishwasher. Integrated fridge freezer. Built-in cupboard. Radiator. Vinyl floor. Door to a utility room.

**Utility**  
5'5" x 8'7"  
Base units for storage and shelving. Sink and drainer. Space and plumbing for a washing machine and space for a tumble. Radiator. Vinyl floor.

**FIRST FLOOR**  
Stairs from the entrance hall with bannister.

**Landing**  
Stairs to the second floor.

**Lounge**  
15'11" x 15'7"  
French doors lead to a Juliette balcony with a rough iron railing. Double-glazed window. Two Radiators.

**Bedroom Two**  
14'4" max x 12' max  
Double-glazed windows to the rear. Radiator. Fitted wardrobes. Door to en-suite.

**En-Suite**  
6'6" x 9'1"  
Corner shower, bath, w.c and wash hand basin. Shaver point. Radiator. Vinyl flooring. Tiled splashbacks.

**SECOND FLOOR**  
Stairs from the first floor with matching banister.

**Landing**  
Bannister. Radiator. Loft access hatch. Built-in cupboard housing hot water tank.

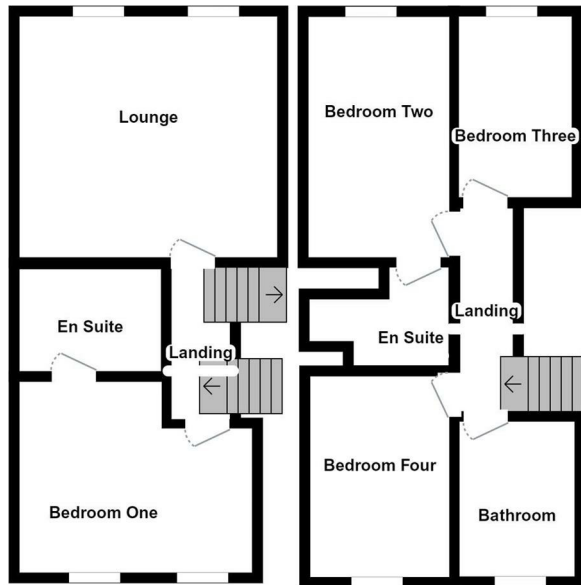
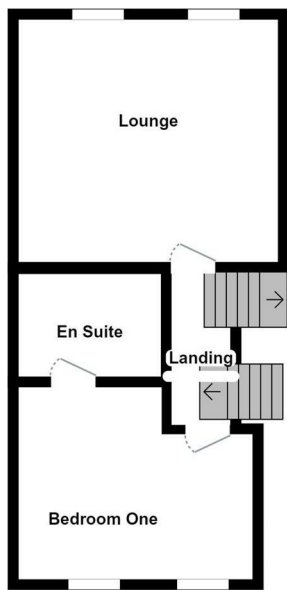
**Bedroom One**  
9' x 15'4"  
Double-glazed window to the front. radiator. Built-in wardrobes. Door to en-suite.





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





**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>85</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ  
 Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

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



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.