



Aldsworth Road  
| Canton | Cardiff | CF5 1AA



# ALDSWORTH ROAD

Guide Price £280,000



Simply stunning! A traditional stone bay fronted, three bedroom mid-terraced house boasting plenty of charm and character on this popular no through road within walking distance to Victoria Park. With spacious living space and an high specification open plan kitchen/diner taking centre stage, this would make a perfect first time buy.

Much improved by the current owner, the accommodation briefly comprises: Entrance Hall, a through Lounge/Sitting Room and a Kitchen/Diner with French Doors onto the Rear Garden and W.C to the ground floor. To the first floor are Three Good Size Bedrooms and a Bathroom. The property further benefits from a good size rear garden.

Aldsworth Road is conveniently placed within close proximity to local shops, amenities, parks and offers excellent A48 & M4 links with good public transport links to city centre. Internal viewings are an absolute must

## Entrance Hall

Storm porch with tiled floor and sidings, into hallway via a wood front door with obscure glass panels, coved ceiling, dado rail, radiator, tiled flooring, stairs to the first floor.

## Cloakroom

Fitted with w.c and pedestal wash hand basin, radiator.

## Living Room/Dining Room

Double glazed bay window to the front and double glazed window to the rear, coved ceiling, picture rail, radiator, cast iron fireplace with slate hearth, built in book cases, wood flooring.

## Kitchen

Double glazed window to the side and sliding patio doors to the rear, fitted with wall and base units with worktop over, one and a half bowl sink and drainer, a four ring gas hob with cooker

hood above and integrated electric oven and grill integrated washing machine, integrated dishwasher, wine cooler fridge, cupboard housing the combination boiler. laminate floor.

## First Floor Landing

Stairs rise up from the hall,

## Bedroom One

Twin double glazed windows to the front, radiator, picture rail, cast iron fireplace.

## Bedroom Two

Double glazed window to the rear, radiator, cast iron fire surround.

## Bedroom Three

Double glazed window to the rear, radiator.

## Bathroom

Double obscure glazed window to the rear, bath with shower over, w.c and wash

hand basin, heated towel rail.

## Rear Garden

Enclosed rear garden with timber fence, paved patio, stone chippings, timber shed, steps leading up to further garden space.

## Front

A forecourt front with low rise wall.

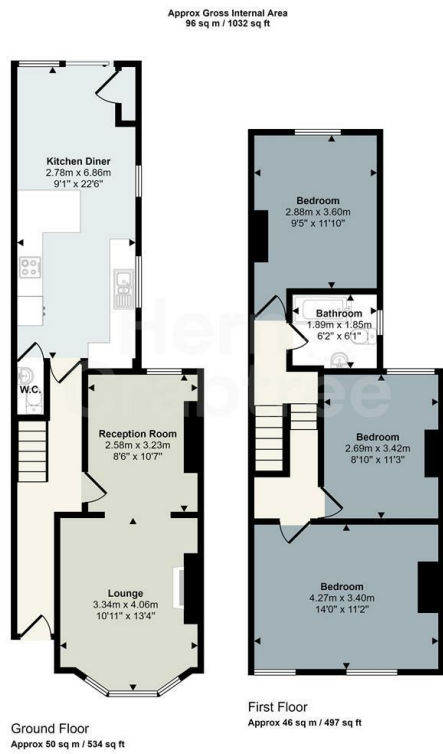
## Additional Information

We have been advised by the seller that the property is freehold and the council tax band is C. New integrated kitchen appliances oven, dish washer, washing machine. 4 years warranty left. New kitchen. New carpets on stairs and landing. Living room damp proofed recently.

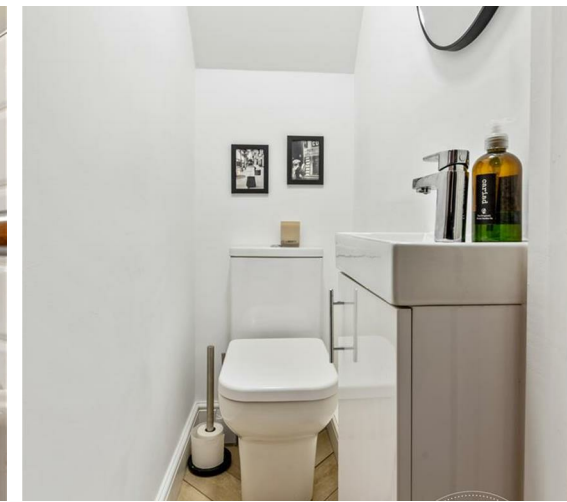


Call Hern & Crabtree to arrange a viewing on **02920 555 198**

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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		<b>70</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>



**Hern & Crabtree**

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.