

Cowbridge Road East

CANTON, CARDIFF, CF5 1BA

GUIDE PRICE £300,000

Hern &
Crabtree



Cowbridge Road East

Priced to sell! No Chain. A fantastic larger style three bedroom, double bay fronted end of terrace house placed in the heart of Canton close to all the local shops and amenities. Offering excellent, spacious living and bedroom space as well as having a large open plan kitchen, this would make a perfect first time buy or family home.

Very much a blank canvas, ready for the next occupier to put their own stamp on, the accommodation briefly comprises: Entrance Hall, Through Lounge/Sitting Room, a large Open Plan Kitchen/Diner with doors out onto the Rear Garden and a Utility Area to the ground floor. To the first floor are Three Great Size Bedrooms and a family Bathroom and further W.C. The property further benefits from a low maintenance rear garden as well as a courtyard front.

Cowbridge Road East is the main road into Canton High Street and also is a short stroll away from Victoria Park. There are also great public transport links to and from Cardiff City Centre. Internal viewings are highly recommended! EPC - D



1321.00 sq ft

Entrance

Storm porch. Entered via a double-glazed composite door to the front with a window over leading into the hallway.

Hallway

Stairs to the first floor. Coved ceiling. Radiator. Meter cupboards. Wood parquet flooring.

Lounge

13'8" x 12'6" max

Double-glazed bay sash windows to the front. Coved ceiling. Laminate flooring. Radiator. Fireplace with wooden surround and marble hearth. Ceiling rose. Squared off archway to the sitting room.

Sitting Room

10'7" x 10'11"

Ceiling rose. Coved ceiling. Double-glazed window to the rear. Radiator. Laminate flooring. Feature Fireplace with wooden surround and slate half.

Open Plan Kitchen/Diner

23'5" x 16'7" max

Double-glazed French doors to the rear and double-glazed windows to the rear and side. Radiator. Tiled flooring. The kitchen is fitted with wall and base units with wood worktops. Tiled splashbacks. Double ceramic sink with swan neck mixer tap. Integrated dishwasher. Space for double oven and cooker hood over. Squared off archway to a utility area with a skylight window and window to the rear. Space and plumbing for a washing machine. Storage cupboard. Radiator.

FIRST FLOOR

Stairs rise up from the entrance hall.

Landing

Radiator. Bannister. BUilt in storage cupboard. Loft access hatch.

Bedroom One

16'6" x 13'10"

Double-glazed bay sash window to the front. Radiator. Laminate flooring.

Bedroom Two

11'2" x 10'7"

Double-glazed window to the rear. Radiator. Cast iron feature fireplace.

Bedroom Three

11'4" x 7'9"

Double-glazed window to the rear. Radiator. Built-in cupboard housing boiler. Feature cast iron fireplace. Laminate flooring.

Bathroom

11'2" x 6'1"

Obscure double-glazed window to the rear. Corner bath with shower. W/c and wash hand basin. Heated towel Rail. Tiled flooring and tiled splashbacks.

W/C

Obscure double-glazed window to the side. W/c and wash hand basin. Tiled floor.

OUTSIDE

Front

Paved to the front. low-rise wall with iron railings.

Rear

Enclosed rear garden with a low wall and timber fence. Paved sitting area. Flower beds and tree. Space to the side for storage. Cold water tap. Timber frame shed.

Additional Information

We have been advised by the vendor that the property is Freehold.

Epc - D

Council Tax - E

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

Offer Terms and Conditions

A £150 John Lewis department store gift voucher will be provided upon the completion of the purchase of this property.

To qualify for this offer, the following conditions must be met:

1) The property must have been viewed exclusively through Hern and Crabtree Estate Agents.

2) The buyer's offer must have been accepted, and the legal contracts exchanged through Hern and Crabtree.

The gift voucher will be sent via email to the new owners following the successful completion of the sale.

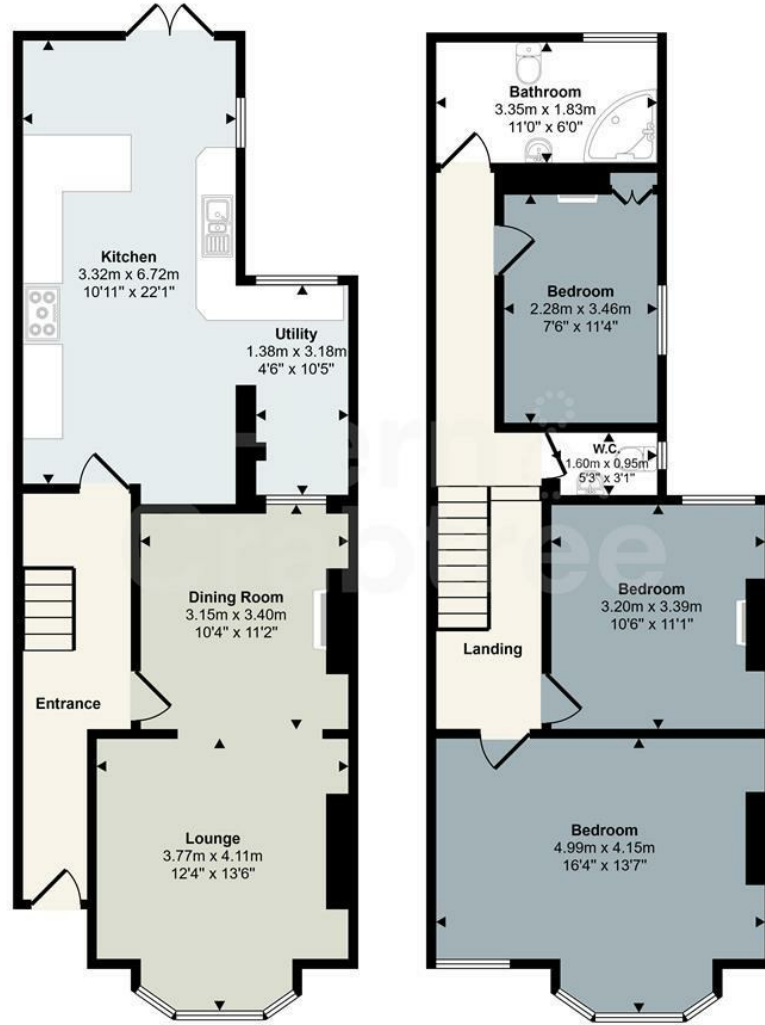




Approx Gross Internal Area
123 sq m / 1321 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx 63 sq m / 681 sq ft

First Floor
Approx 59 sq m / 640 sq ft

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.

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