

Cowbridge Road East

CANTON, CARDIFF, CF5 1BE

£375,000

**Hern &
Crabtree**

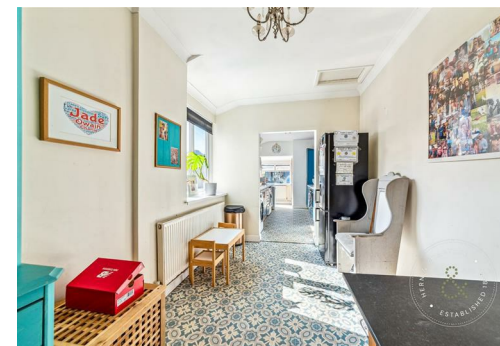


Cowbridge Road East

A traditional three-bedroom, double bay-fronted end-of-terrace house, perfectly positioned with picturesque views over Victoria Park. Offering spacious living accommodation and a versatile rear garden that also benefits from off-street parking, this property would make a wonderful family home.

The accommodation briefly comprises: an entrance hall, a through lounge/diner, a separate reception room, and a fitted kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom. The property further benefits from a low maintenance rear garden with an electric roller up and over door that gives the option for off street parking.

Cowbridge Road East is located adjacent to Victoria Park and is close to a variety of shops, cafés and restaurants along with reputable schools and easy access to Cardiff city centre. There are very good public transport links to and from Cardiff City Centre. Internal viewings are an absolute must!



1148.00 sq ft

Entrance

Entered via a wood front door with glazed panel inset, side and above, coved ceiling, dado rail, parquet flooring, radiator, cupboard housing the utility meters, stairs to the first floor with understairs storage.

Living/Dining Room

26'9 x 12'10 max

Double glazed bay window to the front, double glazed patio doors to the rear, coved ceiling, dado rail, radiators, fireplace with wooden mantle and tiled hearth, parquet flooring.

Kitchen

16'3 x 7'10

Double glazed window to the side and rear, double glazed door to the rear, wall and base units with worktop over, one and a half bowl sink and drainer, a four ring gas hob with electric oven/grill beneath, space for appliances and space and plumbing for a washing machine, laminate flooring.

Dining Room

13'9 x 8'8

Double glazed window to the side, radiator, coved ceiling, access to loft, laminate flooring.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, radiator, wood laminate flooring.

First Floor Landing

Stairs rise up from hall, dado rail, obscure window to the side, access to loft space, storage cupboard, wooden flooring.

Bedroom One

14'2 x 11'10

Double glazed bay window to the front, coved ceiling, radiator, wooden floorboards.

Bedroom Two

12'4 x 11'11 mmax

Double glazed window to the rear, radiator, coved ceiling, wood floorboards.

Bedroom Three

7'1 x 8'3

Double glazed window to the front radiator.

Bathroom

6'9 x 7'

Double obscure glazed window to the rear, bath with mixer tap and shower attachment, w.c and wash hand basin, heated towel rail, laminate flooring, tiled walls.

Rear Garden

Enclosed by brick wall and timber fencing, garden shed, paved area for parking.

Parking

Parking to the rear of the the property accessed via Lansdowne Road via roller shutter door.

Front

Low rise brick wall, pedestrian gate.

Tenure

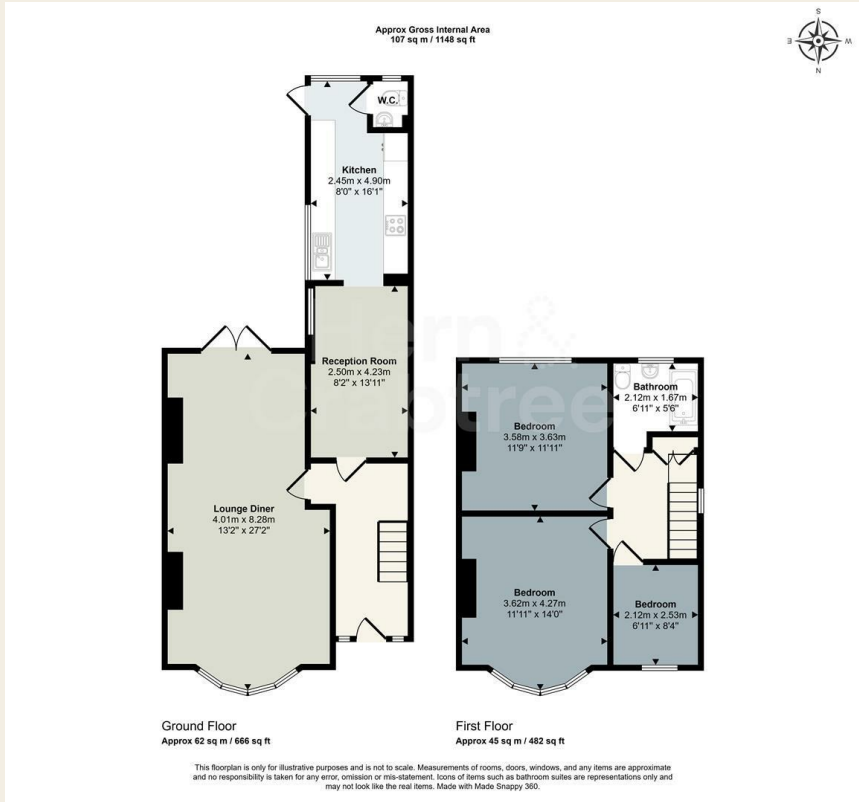
We have been advised by the seller that the property is freehold and the council tax band is

Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C	67	
(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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