

Turner Road

CANTON, CARDIFF, CF5 1HS

GUIDE PRICE £340,000

Hern &
Crabtree



Turner Road

Perfectly positioned just moments from the much-loved Victoria Park, this sizable three double bedroom with a loft room, end of terrace home on sought-after Turner Road offers a superb blend of space, style, and character. Tucked just off Forrest Road, the property has been thoughtfully modernised throughout, making it a fantastic choice for first-time buyers or growing families looking for their next home.

The accommodation comprises a welcoming entrance hall, a bright lounge with double doors leading to a separate sitting room/play room and an open-plan kitchen/diner with doors that open onto the rear garden and a cloakroom to the ground floor. Upstairs, you'll find three generously sized double bedrooms and a shower room. Further more the loft has been converted that could be a handy work space.

Turner Road is a highly sought-after location, just a stone's throw from the green open spaces of Victoria Park and within walking distance to the vibrant heart of Canton — with its popular cafés, restaurants, and independent shops. Cardiff city centre lies just over 2 miles away and is easily accessible via excellent bus and rail links.



1197.00 sq ft

Entrance Porch

Entered via a glass front door, tiled walls and tiled floor.

Hall

Entered via wood front door, coved ceiling, picture rail, dado rail, radiator, stairs to the first floor, tiled floor.

Living Room

Double glazed window to the front, radiator, beamed ceiling, cupboard housing the utility meters, fireplace with wooden mantle and surround and polished stone hearth, wooden floors, double wooden doors to the dining room.

Dining Room

Double glazed full length glass door out to the rear garden, coved ceiling, radiator, fireplace with wooden surround and polished stone hearth, wooden floors, double obscure glazed window to the kitchen.

Kitchen

Double glazed window to the side and double glazed patio doors to the rear, kitchen fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, a four ring electric hob with integrated oven and grill, integrated fridge and freezer, integrated washing machine and tumble dryer, integrated dishwasher, radiator, cupboard housing the combination boiler, tiled floor.

Downstairs Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, radiator, tiled floor.

First Floor Landing

Stairs rise up from the hallway, coved ceiling, dado rail, stairs to the loft room.

Bedroom One

Twin double glazed windows to the front, radiator, coved ceiling, picture rail, cast iron fireplace, original wooden floor.

Bedroom Two

Double glazed window to the rear, radiator, coved ceiling, cast iron fireplace, original wooden floor.

Bedroom Three

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

Bathroom

Double obscure glazed window to the side, a walk in shower, w.c and wash hand basin, heated towel rail, tiled floor.

Second Floor Loft

Stairs rise up from the first floor landing, double glazed skylight to the front and the rear, radiator, wooden flooring.

Rear Garden

Enclosed by timber fencing, paved and lawn area, cold water tap, wooden door to the rear.

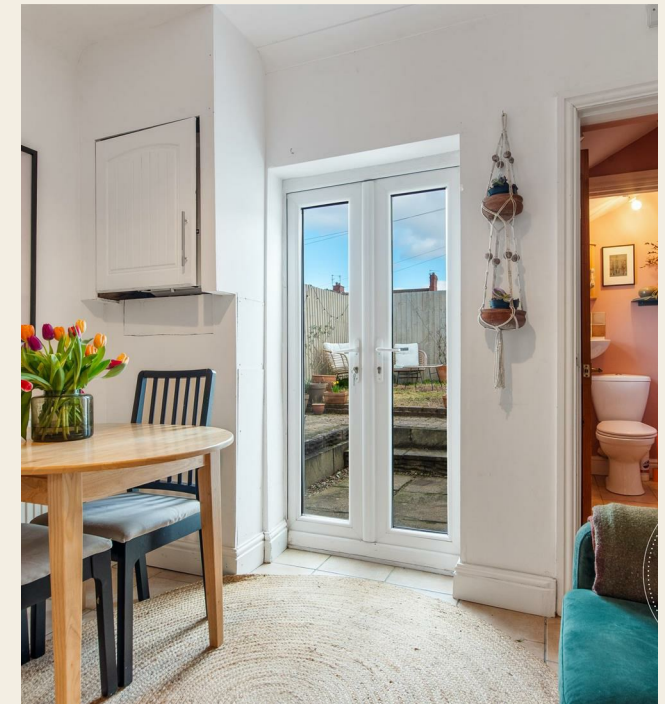
Tenure and additional information

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

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

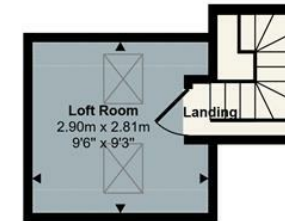
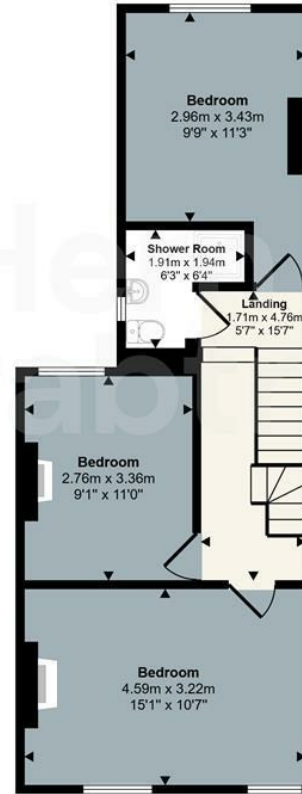
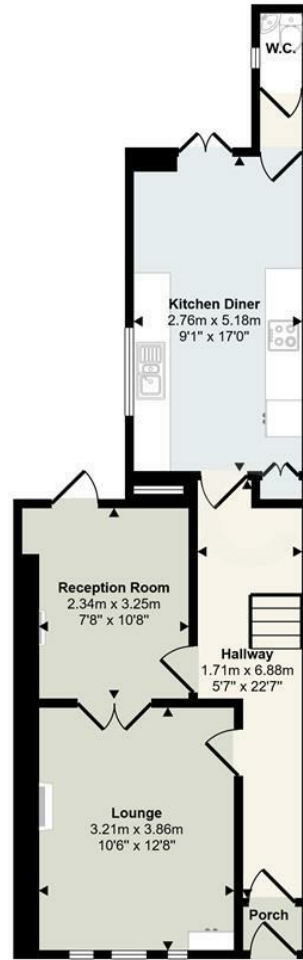




Approx Gross Internal Area
111 sq m / 1197 sq ft



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Denotes head height below 1.5m

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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