

# Hanover Street

CARDIFF, CF5 1LS

GUIDE PRICE £400,000

Hern &  
Crabtree



# Hanover Street

An attractive, traditional bay fronted family home situated in a highly sought after street in Canton, Cardiff and offered for sale with no onward chain.

Canton, situated on the cusp of the city centre of Cardiff - is known for its friendly atmosphere & community feel, with a plethora of local shops, cafes, and parks just a stone's throw away. Chapter Arts centre, well regarded schools and convenient transport links, making it easy to explore the wider Cardiff region.

This property is ideal for families, professionals, or anyone seeking a welcoming community.

The accommodation is both light and spacious throughout and in brief comprises: Porch, reception hall, a spacious open plan lounge/ sitting room, dining room - which opens into the kitchen and a ground floor cloakroom complete the ground floor. Upstairs are three good size bedrooms, with fitted storage to all rooms and a four piece bathroom.

To the front of the property is a forecourt garden and to the rear is a stone walled garden with useful pedestrian side access.

To arrange your viewing, contact the team on 02920 228135



# 1207.00 sq ft

## Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

## Entrance Porch

Aluminium, leaded from too the entrance porch. Tiled walls. Traditional wooden door to:

## Reception Hallway

Traditional wooden front door with window above offering light into the reception hallway. Radiator. Staircase rising to the first floor with newel posts and spindles. Original corning to the ceiling. Doors provide access to the lounge/ sitting room, dining room and in turn access to the kitchen.

## Living Room/Sitting Room

A light and spacious, open plan reception room with double glazed bay window to the front elevation. Feature fireplace with coal effect living flame fire and ornate surround and hearth. Coving to the ceiling. Dado rail. Wired for wall light. Squared off arch way offers access to a sitting area. Radiator. Wired for wall light. Door to:

## Cloakroom

A two piece suite in white comprising: close coupled WC and wall hung wash hand basin with splashback. Heated towel radiator. Obscure, double glazed window to the rear elevation.

## Dining Room

A light and spacious dining room. Double glazed window to the side elevation. Feature herringbone style flooring. Feature fireplace with tiled hearth. Glass display cabinet. Radiator. Door to understairs storage cupboard. Double opening glass panelled doors to:

## Kitchen

A range of matching wall and base units with cupboards and drawers offering good storage facilities with wood effect doors and complementary worksurfaces over. Inset sink drainer unit with mixer tap above. Built in electric oven and microwave. Integrated electric hob. Integrated fridge freezer. Plumbing for washing machine. Walls are part tiled. Double glazed french doors to the rear elevation giving access to the garden. Feature herringbone style flooring.

## Landing

A split level landing. Doors to all bedrooms and bathroom.

## Bedroom One

A light and spacious principle bedroom. Double glazed bay window to the front elevation and an additional double glazed window to the front elevation. Radiator. Triple fitted wardrobes with storage cupboard above. Feature window seat area, ideal for cushions with useful additional storage beneath. Coving to the ceiling.

## Bedroom Two

A lovely second double bedroom. Double glazed window to the rear elevation. Radiator. Fitted double wardrobes offering excellent storage facilities with matching drawer unit.

## Bedroom Three

A good size third bedroom. Double glazed window to the rear elevation. Radiator. Fitted wardrobes and storage cupboards offering excellent storage facilities.

## Family Bathroom

A well designed family bathroom, featuring a four piece suite in white comprising: jacuzzi bath with mixer tap and shower attachment, fitted walk in shower cubicle with mains pressure shower, pedestal wash hand basin and low level WC. Walls are part tiled. Heated towel radiator. Double glazed window. Tiled flooring.

## Outside Rear

To the rear of the property is an enclosed garden with raised beds. The garden is enclosed by stone walling. Pedestrian gate to the side allowing for rear access. The garden is of low maintenance and mainly paved.

## Additional Information

Freehold. Council Tax Band E (Cardiff). EPC rating D.

## 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>55</b>	<b>71</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Hern & Crabtree**

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