Hanover Street

CARDIFF, CF5 1LS

GUIDE PRICE £400,000

Hern & Crabtree



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A beautifully presented, traditional bay-fronted home.

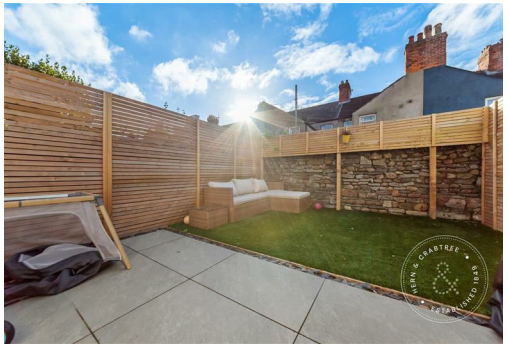
This attractive family home retains a wealth of traditional character and features, thoughtfully complemented by stylish modern improvements throughout. The accommodation is both light and spacious, creating a welcoming and comfortable living environment.

In brief, the accommodation comprises a traditional entrance hallway with attractive tiled flooring, a spacious open-plan living and sitting room featuring a charming fireplace, and a contemporary open-plan kitchen and dining room with French doors opening directly onto the rear garden. To the first floor are three well-proportioned double bedrooms and a stylish, modern family bathroom.

Outside, the property enjoys a lovely enclosed rear garden, thoughtfully designed for low-maintenance enjoyment and providing an ideal space for outdoor dining, relaxing and entertaining.

Ideally situated in the ever-popular Canton area of Cardiff, the property is perfectly positioned to enjoy an excellent selection of local amenities. A wide variety of independent shops, cafés, restaurants, well-regarded schools, leisure facilities and public transport links are all within easy reach, making this a particularly convenient location for families and professionals.











Approx 1131.00 sq ft

Council Tax Band: E

Front
Front forecourt garden. Low rise brick wall. Storm porch with tiled sidings.

Hallway
Enter via a wooden door to the front elevation with window over. Feature tiled flooring. Radiator. Coved ceiling. Staircase rising to the first floor.

Living Room/Sitting Room
Open plan living room and sitting room. Double glazed bay windows to the front elevation. Double glazed full length window to the rear elevation. Cast iron wood burning stove. Stripped wooden flooring. 150mm lounge floor insulation . Two radiators.

Kitchen/Dining Room
Open plan kitchen and dining room. Double glazed windows to the side elevation. Double glazed door to the side elevation. Double glazed French doors leading out to the garden. Wall and base units with wooden worktops over. Four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Integrated microwave. Belfast ceramic sink with mixer tap. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Integrated wine fridge. Luxury vinyl tile flooring. Radiator. Coved ceiling.

Basement
Parallel cellar to hallway.

Landing
Stairs rise up from the hallway. Wooden handrail and spindles. Matching banister. Loft hatch access with pull down wooden ladder. Loft partly boarded and recently insulated up to building regulations. Fitted linen cupboard with a recently upgraded gas combination boiler.

Bedroom One
Double glazed bay and half window to the front elevation. Coved ceiling. Half rise feature wooden wall panelling. Hammonds fitted triple wardrobe. Stripped wooden flooring. Radiator.

Bedroom Two
Double glazed window to the rear elevation. Coved ceiling. Radiator.

Bedroom Three
Double glazed window to the rear elevation. Radiator. Rear loft access hatch.

Bathroom
Double glazed obscure window to the side elevation. A four piece suite comprising: W/C and wash hand basin. Bath with mixer tap. Separate plumbed shower. Heated towel rail. Part tiled walls. Tiled flooring.

Garden
Enclosed, south facing rear garden. Paved patio. Astro turf lawn. Outside light. Side return. Purpose built storage shed with multi spray hose pipe gun and mains drainage.

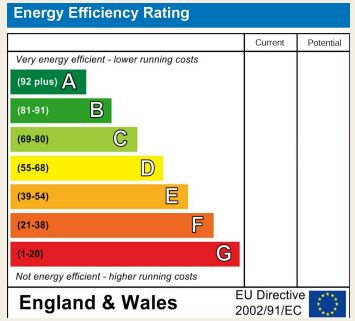
Additional Information
Freehold. Council Tax Band E (Cardiff). EPC - TBC

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