



# Clive Road

| | Canton | CF5 1HJ



# CLIVE ROAD

Guide Price £310,000



Welcome to this charming property located on Clive Road in the sought-after area of Canton, Cardiff. This beautifully presented traditional mid-terrace house boasts a warm and inviting atmosphere that is sure to make you feel right at home.

As you step inside, you are greeted by a bright and airy open plan reception room, perfect for relaxing with family and friends. The modern kitchen/breakfast room offers good storage and there is a contemporary style bathroom to the ground floor.

This lovely home features two double bedrooms, which are well presented and the aster bedroom offers built in wardrobes.

One of the standout features of this property is the larger than average garden, providing ample space for outdoor activities, gardening, or simply basking in the sunshine on a lazy afternoon. Additionally, the detached purpose-built home offices offer a quiet and private space to work from home or pursue hobbies.

Don't miss the opportunity to make this delightful property your own and enjoy the best of Cardiff living in this lovely terraced house on Clive Road.

## Entrance

Double glazed wood panelled door to the front with single glazed window over. Internal porch area with access to:

## Hall

Built in understairs storage cupboard. Feature tiled flooring. Door to:

## Lounge/ dining room

21'3" max x 10' max

An open plan lounge/ dining room with double glazed window to the front elevation. Double glazed window to the rear elevation giving aspect to the garden. Two radiators. Fitted shelving to alcoves. Wood laminate flooring. Smooth plastered ceiling. Coving to the ceiling. Staircase rising to the first floor. Door to:

## Kitchen/ breakfast room

12'7" x 7'

A contemporary style kitchen with a good range of matching wall and base units in grey with cupboards and drawers offering storage and wood effect work surfaces over. Breakfast bar unit with space for stools. Space for fridge freezer. Built in electric oven with ceramic hob. Cupboard housing gas combination boiler. Plumbing for washing machine. Inset sink and drainer unit with mixer tap above. Smooth plastered ceiling. Spotlights to the ceiling. Walls are part tiled. Tiled flooring. Double glazed window to the side elevation. Access to:

## Lobby

Double glazed door giving access to the garden. Door to:

## Bathroom

6'11" x 5'5"

A modern three piece suite comprising: panelled bath with mains pressure shower over, wash hand basin with vanity unit and WC with hidden cistern. Walls are part tiled. Smooth plastered ceiling. Spotlights to the ceiling. Double glazed window to the rear elevation. Heated towel radiator.

## Landing

Access to the loft space.

## Bedroom One

11'9" x 9'6"

A light and airy principle bedroom. Two double glazed windows to the front elevation. Radiator. Smooth plastered ceiling. Two built in double wardrobes providing excellent storage facilities. Wood laminate flooring.

## Bedroom Two

11'7" x 10' max

A well presented second double bedroom. Double glazed window to the rear elevation with aspect to the garden. Smooth plastered ceiling. Radiator. Alcove ideal for wardrobe.

## Garden

A larger than average, enclosed rear garden with timber fencing. The garden has three areas - a paved sun terrace area ideal for outside table and chairs, a lawn garden with feature paving and flower borders and a rear area laid to chippings and housing the purpose built home offices, with outside lighting.

## Office One

10'4" x 6'11"

Detached home office, split into two offices, equipped with broadband internet connection, heating, electricity and lighting. Double glazed windows Wood laminate flooring.

## Office Two

10'4" x 6'11"

Office two is equipped with a broadband internet connection, heating, electricity and lighting, Double glazed windows Wood laminate flooring.

## Additional Information

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

## Disclaimer

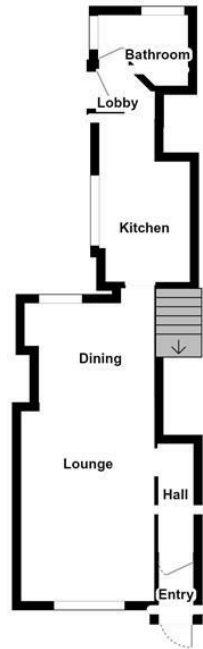
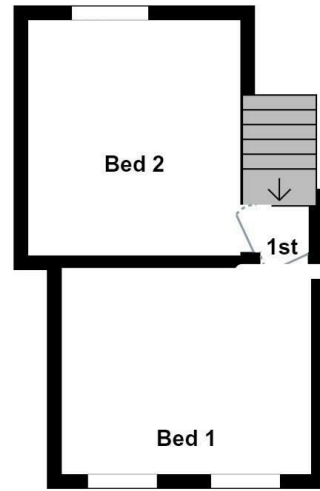
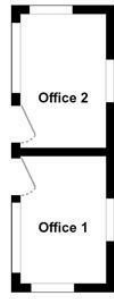
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Call Hern & Crabtree to arrange a viewing on **02920 228135**

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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>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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