Theobald Road

CANTON, CF5 1LR

GUIDE PRICE £330,000

Hern & Crabtree



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A traditional bay fronted family home situated on Theobald Road - in the vibrant area of Canton, Cardiff.

This spacious mid-terrace house presents an excellent opportunity for both first-time buyers and families alike. With no onward chain, this is a fantastic choice for those looking for a quicker move.

To the ground floor is an entrance porch, hallway, open plan lounge/ dining room, utility area, conservatory and kitchen. Upstairs, spread over two floors are three double bedrooms and a family bathroom - providing versatile space.

Situated in the heart of Canton, you will benefit from a lively community atmosphere, with an array of local shops, cafes, and parks just a stone's throw away. The area is well-connected to Cardiff city centre, making it an ideal location for those who wish to enjoy the best of both worlds – the tranquillity of suburban living and the vibrancy of city life.

This property is a fantastic opportunity to secure a lovely home in a sought-after location.











Approx 1219.00 sq ft

Council Tax Band: E

Porch
Double glazed panelled front door to the entrance porch. Tiled walls. Coving to the ceiling. Door to:

Hallway
Panelled radiator. Wooden floorboards. Staircase rising to the first floor with newel posts and spindles. Understairs recess. Access to the open plan lounge/ dining room. Open plan access to the utility area and in turn conservatory and kitchen.

Living Room
A light and spacious open plan lounge/ dining room. Double glazed bay window to the front elevation. Coving to the ceiling. Two ceiling roses. Stripped wooden floorboards. Feature fireplace with slate hearth, cupboard and shelving fitted to alcove. Vertical radiator. Double glazed window to the rear elevation.

Dining Room
Tiled flooring. Access to the kitchen and conservatory areas. Vertical radiator. Coving to the ceiling.

Lean To
Open plan to the utility area. Double glazed sliding patio doors to the rear elevation giving access to the garden. Windows to the side elevation. Tiled flooring.

Kitchen
A range of cupboards and drawers offering storage facilities with worksurfaces over. Stainless steel sink drainer unit. Space for cooker. Space for undercounter fridge. Plumbing for washing machine. Double glazed window to the rear elevation. Walls are tiled. Tiled flooring. Skylight window. Door to the side elevation giving access to the rear garden.

Landing
A split level landing. Staircase rising to the second floor. Laminate flooring.

Bedroom One
A good size principal bedroom. Two double glazed windows to the front elevation. A range of wall to wall, floor to ceiling fitted wardrobes with sliding mirror doors. Vertical radiator. Laminate flooring. Coving to the ceiling.

Bedroom Two
A good size second double bedroom. Double glazed window to the rear elevation. Built in double wardrobes with cupboards above offering excellent storage facilities. Vertical radiator. Laminate flooring.

Bathroom
A four piece suite in white comprising: bath, shower cubicle, pedestal wash hand basin and low level WC. Walls are tiled. Double glazed window to the rear elevation. Stripped wooden flooring. Door to airing cupboard.

Second Floor Landing
Door to under eaves storage. Door to:

Loft
Two skylight windows. Radiator. Wood effect laminate flooring.

Outside Front
To the front of the property is a small, enclosed fore court. Pedestrian gate offers access to the front of the property.

Outside Rear
The enclosed rear garden is of low maintenance and offers a raised decked area, partly covered with seating, power and lighting.

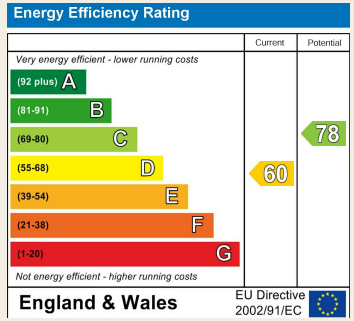
Additional Information
Freehold. Council Tax Band E (Cardiff). EPC rating D.

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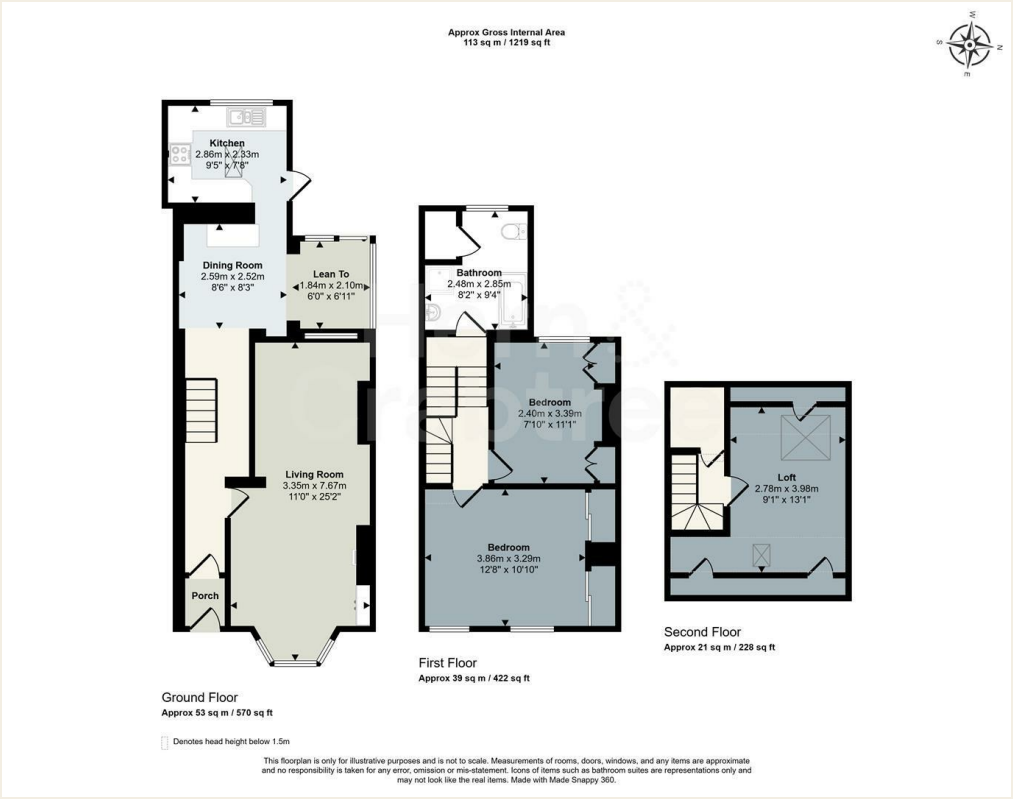


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