

# Clive Road

CANTON, CARDIFF, CF5 1HG

GUIDE PRICE £299,000

Hern & Crabtree



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ESTABLISHED 1849

# Clive Road

Located in the heart of Canton, this generous three/four-bedroom Victorian semi-detached home offers an exciting opportunity for those looking to restore a period property to its former glory. With an impressive footprint, the house retains some of its original character, including bay windows, deep archways, and ornate exterior detailing.

Inside, the ground floor features a traditional layout with a large front lounge, separate reception room, dining room, kitchen, shower room, and a useful store/WC. To the first floor are four good-sized bedrooms and a family bathroom. The floorplan provides excellent scope for reconfiguration, modernisation, or even extension (subject to planning).

The property requires significant refurbishment throughout—ideal for buyers seeking a project or investors. The front garden provides potential for a welcoming entrance space, and the location benefits from excellent access to local shops, cafés, schools, Victoria Park, and transport links into Cardiff city centre.

With its spacious rooms, strong bones, and fantastic location, Clive Road represents a rare opportunity to create a stunning family home tailored to your taste.



# 1406.00 sq ft

## Entrance Hall

A traditional entrance hall providing access to the main reception rooms and staircase to the first floor. The space retains its original proportions and offers the potential to create an inviting first impression.

## Living Room

12'2" x 15'1"

A spacious front reception room featuring a bay window that allows in plenty of natural light. A generous room with great potential to become a welcoming living space.

## Reception Room

9'9" x 13'3"

Positioned at the centre of the ground floor, this second reception room offers flexibility as a sitting room, office, or playroom.

## Dining Room

12'1" x 9'5"

Located off the hallway and adjacent to the kitchen, the dining room features a bay-style window projection. Ideal for opening into the kitchen to create a modern open-plan layout (subject to permissions).

## Kitchen

10'1" x 7'10"

A compact kitchen situated at the rear of the property. Requires full refurbishment but has potential for reconfiguration or extension. Access to the rear section of the property, including the WC and store.

## Shower Room (Ground Floor)

6'9" x 5'4"

## Store / WC

Useful storage space with an adjacent WC located at the far end of the ground floor. An area with potential for improved utility use.

## Bedroom One

16'5" x 12'1"

A substantial main bedroom positioned at the front of the property. Large bay and side window projections provide excellent natural light. A standout room with significant potential

## Bedroom Two

9'10" x 11'8"

A comfortable double bedroom overlooking the rear. Suitable as a guest room, home office, or child's bedroom.

## Bedroom Three

10'5" x 11'0"

Another well-sized double bedroom situated centrally on the first floor. Offers scope for built-in storage or layout redesign. Entrance to Bedroom Four via Bedroom Three.

## Bedroom Four

10'2" x 8'2"

A smaller bedroom located at the rear of the property. Ideal as a study, nursery, or additional storage room. Accessed via Bedroom Three.

## Bathroom

7'0" x 5'10"

First-floor family bathroom, positioned conveniently between the bedrooms.

## Garden

The property benefits from a modest front garden area. To the rear, there is potential for creating a private outdoor space that could be transformed into a practical and manageable outdoor area suitable for seating, planting, or storage.

## Additional Information

Freehold (Not verified by Hern and Crabtree).

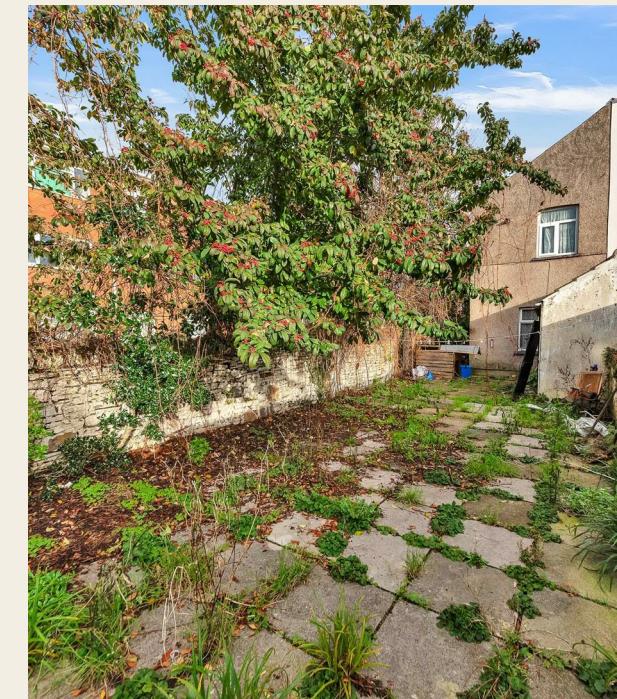
Council Tax Band E (Cardiff).

EPC rating D.

## Disclaimer

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