

Corporation Road

CARDIFF, CF11 7AS

GUIDE PRICE £325,000

Hern &
Crabtree



Corporation Road

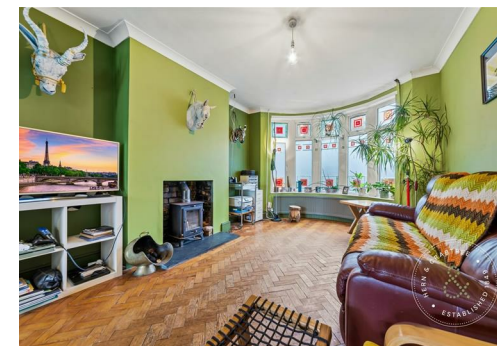
A period three bedroom mid terrace with loft room, positioned on the popular Corporation Road.

The living and dining rooms run together across the front of the house, with a bay window, wood burner and fireplaces providing plenty of period character. The kitchen sits to the rear and benefits from side windows and skylights, bringing in natural light throughout the day. A ground floor cloakroom completes the accommodation on this level.

There are three bedrooms and a bathroom on the first floor, including a generous principal bedroom with a bay window and fitted wardrobe. The loft room occupies the top floor and provides useful additional space with skylights to the front and rear.

Outside, the rear garden has been arranged with paved seating areas, flower beds and a large garage at the far end. To the front, a tiled pathway leads through the enclosed forecourt garden to the original porch entrance.

Corporation Road is well placed for both Cardiff Bay and the city centre, with Grange Gardens, local shops, cafés and everyday amenities all nearby. Grangetown railway station is within walking distance, providing convenient links across Cardiff and beyond.



1387.00 sq ft

Front

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

Porch

Enter via a wooden glazed door to the front elevation with double glazed windows to the side and above. Two double glazed windows to the side elevations. Part tiled walls. Tiled flooring.

Hallway

Traditional wooden door with stained glass windows. Coved ceiling. Picture rail. Traditional tiled flooring. Radiator. Stairs rise up to the first floor. Understairs storage alcove.

Living Room

Double glazed bay window to the front elevation. Coved ceiling. Inset within chimney breast with exposed brickwork, cast iron log burner and slate hearth. Wooden parquet flooring. Radiator. Squared off archway to the dining room.

Dining Room

Double glazed bay window to the rear elevation. Coved ceiling. Inset within chimney breast with tiled hearth. Fitted shelving into alcoves. Wooden parquet flooring. Squared off archway to the living room and kitchen.

Kitchen

Double glazed door to the rear garden. Double glazed windows to the side elevation. Double glazed skylight windows. Wall and base units with worktops over. Stainless steel two bowl sink and drainer with pull out mixer tap. Space for gas cooker. Space for fridge freezer. Stripped wooden flooring. Radiator.

Utility/WC

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Plumbing for washing machine. Rear loft access hatch. Part tiled walls. Tiled flooring. Radiator. Extractor fan.

Landing

Stairs rise up from the entrance hall. Wooden handrail. Wooden bannister with spindles. Stairs rise up to the loft.

Bedroom One

Double glazed bay window to the front elevation. Radiator, picture rail and built in wardrobe.

Bedroom Two

Double glazed window to the front elevation. Wooden flooring and radiator.

Bedroom Three

Double glazed window to the rear elevation. Radiator, picture rail and built in wardrobe.

Bathroom

Double glazed obscure window to the rear elevation. Fitted with a bath incorporating shower over, wash hand basin and WC. Tiled flooring, wall panelling and heated towel rail.

Loft

Wooden balustrade and useful storage cupboard. Double glazed skylight windows to the front and rear elevations. Useful eaves storage and exposed timber detailing creating a characterful additional space.

Garden

Enclosed rear garden. Paved patio. Mature shrubs and flowers. Raised flower beds. Cold water tap. Access to the garage.

Garage

Garage providing access to the rear lane. Two double glazed uPVC doors and glazed window. Power and light.

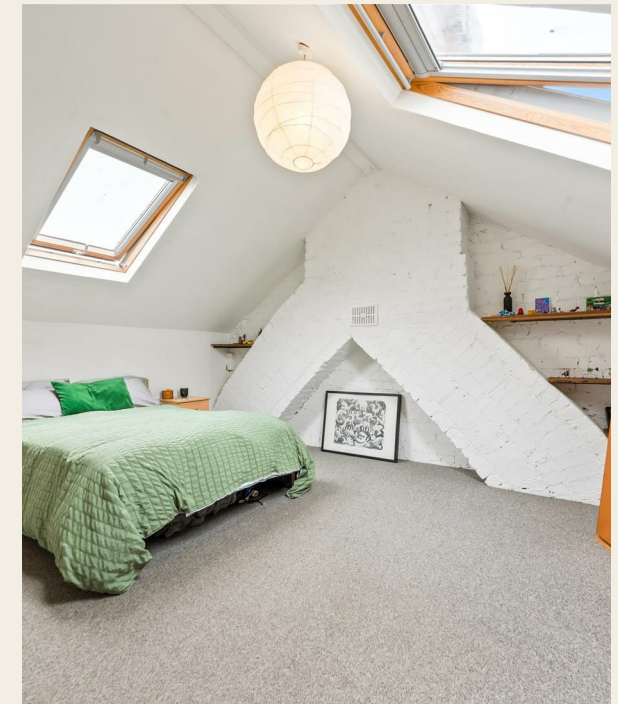
Additional Information

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

Disclaimer

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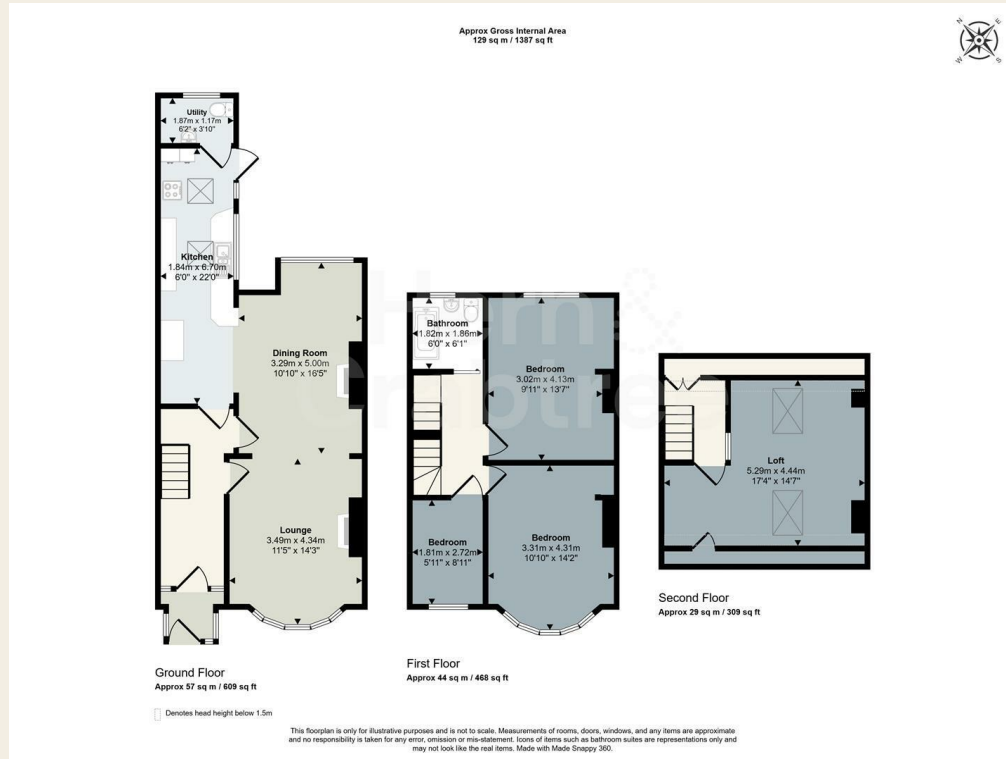
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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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