

# Clive Road

CANTON, CARDIFF, CF5 1GL

GUIDE PRICE £500,000

**Hern & Crabtree**



HERN & CRABTREE  
ESTABLISHED 1849

# Clive Road

A handsome bay-fronted Victorian home set along Clive Road.

A traditional porch opens into a welcoming entrance hall where original tiled flooring and elegant egg-and-dart cornicing set the tone. There's an instant sense of heritage here - beautifully preserved and thoughtfully enhanced.

The principal reception rooms have been opened to create a light-filled, open-plan living space with tall bay windows bringing in the natural light, while cast iron fireplaces and period detailing provide warmth and character.

Upstairs, the property offers four generous bedrooms arranged over three floors, great for growing families, home working or visiting guests. The loft conversion is a particularly special addition — a peaceful principal suite complete with en suite shower room and a charming Juliette balcony. Elevated above the treetops, it offers a quiet retreat with pleasant rooftop views.

Just a short stroll from independent cafés, local shops and well-regarded schools. With excellent transport links to Cardiff city centre and beyond, plus the green open spaces of Victoria Park quite literally on the doorstep.



# 1449.00 sq ft

## Front

Front forecourt garden. Low rise brick wall. Storm porch.

## Hallway

Enter via a traditional wood door to the front elevation with stained glass window, further stained glass window to either side and over. Egg and dart period cornicing. Dado rail. Exposed wooden stairs to the first floor. Radiator. Period tiled flooring.

## Living Room

Double glazed bay window to the front elevation. Coved ceiling. Ceiling rose. Picture rail. Cast iron fireplace with stone mantelpiece, tiled surround and hearth. Stripped wooden flooring. Radiator. Squared off archway to the sitting room.

## Sitting Room

Double glazed French doors to the rear elevation with window over. Coved ceiling. Ceiling rose. Picture rail. Cast iron fireplace with stone mantelpiece, tiled surround and hearth. Fitted wooden storage cabinet. Stripped wooden flooring. Radiator. Squared off archway to the living room.

## Kitchen/Dining Room

Double glazed window to the rear elevation. Double glazed window to the side elevation. Double glazed composite door to the rear garden. Coved ceiling. Ceiling rose. Picture rail. Wall and base units with wooden worktops over and upstands. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring gas hob with stainless steel splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Space for fridge freezer. Gas combination boiler. Understairs storage cupboard. Tiled flooring. Radiator.

## Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Coved ceiling. Dado rail. Stairs rising up to the second floor.

## Bedroom One

Double glazed bay and half window to the front elevation. Coved ceiling. Ceiling rose. Picture rail. Cast iron feature fireplace. Fitted wardrobes. Stripped wooden flooring. Radiator.

## Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Ceiling rose. Cast iron feature fireplace. Radiator.

## Bedroom Three

Double glazed window to the rear elevation. Double glazed window to the side elevation. Cast iron feature fireplace.

## Bathroom

Double glazed obscure window to the side elevation. W/C. Wash hand basin with vanity unit. L-shaped bath with fitted shower over and glass splashback screen. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

## Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail and spindles. Matching bannister. Dog-leg staircase. Double glazed window to the rear elevation.

## Bedroom Four

Double glazed French doors to the juliette balcony. Radiator. Storage into eave.

## En Suite

Double glazed skylight window. W/C. Wash hand basin with vanity unit. Shower quadrant with fitted shower over and glass sliding door. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

## Garden

Enclosed rear garden. Pedestrian gate leading to rear lane access. Astro turf lawn. Flower border with mature shrubs and trees. Wooden seating area. Side return. Outside light. Cold water tap.

## Additional Information

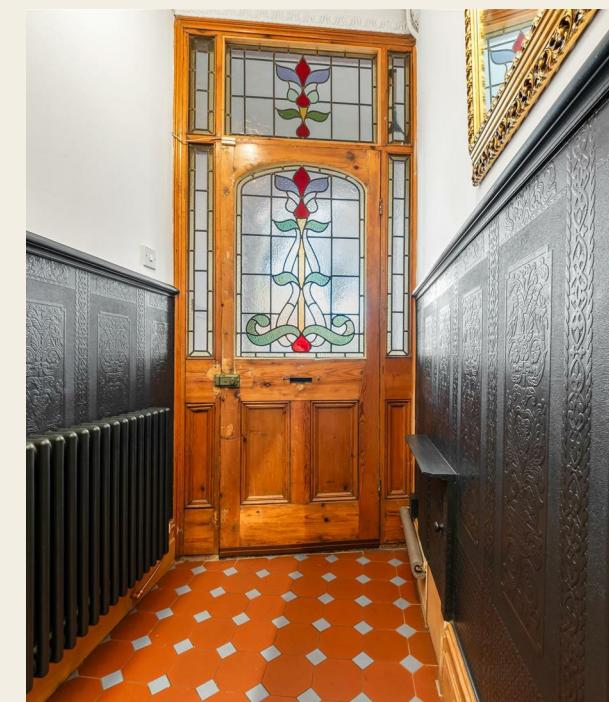
Freehold. Council Tax Band E (Cardiff). EPC rating D.

## Disclaimer

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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.



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