

Cowbridge Road East

CANTON, CF5 1JB

GUIDE PRICE £435,000

**Hern &
Crabtree**



Cowbridge Road East

A spacious and characterful three-bedroom mid-terrace home, ideally situated on the ever-popular Cowbridge Road East in the heart of vibrant Canton.

Offering generous proportions throughout, this attractive period property provides versatile living space perfectly suited to modern family life. To the front, a welcoming lounge creates a comfortable and relaxing setting, while the centrally positioned dining room forms the natural heart of the home - ideal for everyday living and entertaining alike. A bright conservatory to the side further enhances the accommodation, offering an additional reception space that can be enjoyed throughout the seasons. To the rear, the sizeable kitchen provides ample room for cooking, dining and family gatherings, with direct access out to the garden.

Upstairs, the property continues to impress with three well-sized bedrooms, comfortably accommodating families, guests or home working requirements. A spacious family bathroom serves the first floor and offers excellent potential for future updating or personalisation.

Externally, a forecourt frontage adds separation from the street, while the generous rear garden provides plenty of outdoor space for relaxing, entertaining or further landscaping opportunities.

Perfectly placed within one of Cardiff's most sought-after neighbourhoods, the property enjoys easy access to a superb range of independent cafés, local shops, green spaces and excellent transport connections. Canton's strong sense of community, alongside its reputable schools and thriving lifestyle scene, continues to make the area exceptionally desirable.

Combining period charm, substantial living space and an outstanding location, this is a home offering both immediate comfort and exciting long-term potential.



2120.00 sq ft

Front

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

Porch

Enter via a wooden door to the front elevation with window over. Coved ceiling. Tiled flooring.

Hallway

Coved ceiling. Ceiling arch detail. Wooden laminate flooring. Radiator. Stairs rising up to the first floor. Stairs leading down to a basement space.

Living Room

Double glazed window to the front elevation. Coved ceiling. Ceiling rose. Exposed stone work chimney breast with wooden mantelpiece, tiled surround and stone hearth. Stripped wooden flooring. Radiator. Archway to the sitting room.

Sitting Room

Double glazed window to the rear elevation. Stained glass window and fitted shelving into alcove. Coved ceiling. Ceiling rose. Exposed stone work chimney breast with wooden mantle and stone hearth. Stripped wooden flooring. Radiator. Archway to the living room.

Dining Room

Stained glass window and fitted shelving into alcove. Coved ceiling. Ceiling rose. Wooden mantelpiece, tiled surround and stone hearth. Wooden parquet flooring. Radiator. Archway to the conservatory.

Conservatory

Double glazed obscure door leading to the rear garden. Double glazed windows. Glass and PVC roof. Tiled flooring.

Kitchen

Double glazed obscure door to the rear garden. Double glazed window to the side and rear elevation. Coved ceiling. Wall and base units with worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Stainless steel one bowl sink and drainer with mixer tap. Integrated dishwasher. Plumbing for washing machine. Tiled flooring.

Basement

Wooden stairs lead down from the hallway. Power and light.

Landing

Stairs rise up from the hallway. Wooden handrail and wrought iron spindles. Split level landing. Stairs rise up to the loft. Coved ceiling. Two radiators. Double glazed window.

Bedroom One

Two double glazed windows to the front elevation. Coved ceiling. Fitted storage cupboards into the alcoves. Fitted wardrobe.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Fitted storage cupboards into the alcoves. Wooden laminate flooring. Radiator.

Bedroom Three

Double glazed window to the side elevation. Fitted storage cupboard. Fitted wardrobe.

Bathroom

Double glazed windows to the rear and side elevation. W/C and wash hand basin. Shower quadrant with electric shower and glass sliding door. Freestanding bath. Part tiled walls. Vinyl flooring. Radiator. Rear loft access hatch.

Loft

Stairs rise up from the landing. Fitted wardrobes. Double glazed skylight windows.

Garden

Enclosed rear garden. Side return. Paved patio. Mature shrubs and trees. Raised flower borders. Outside lights. Cold water tap.

Additional Information

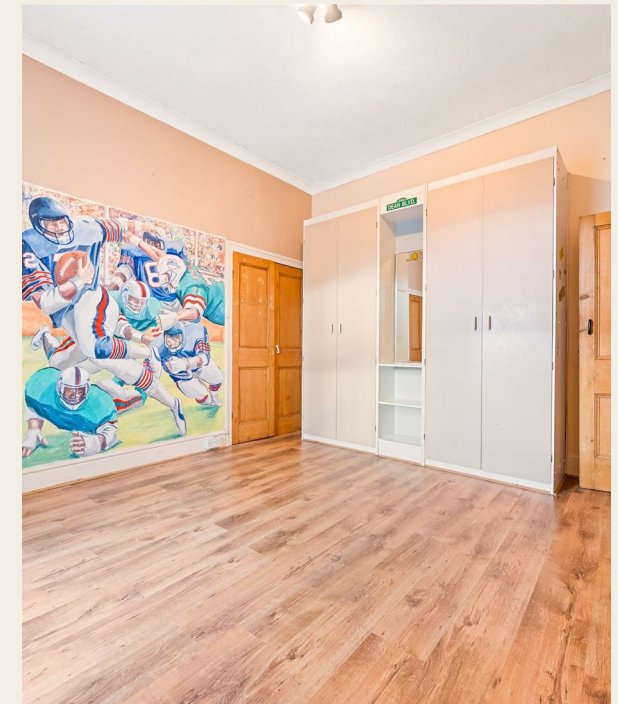
Freehold. Council Tax Band F (Cardiff). EPC rating D.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are

appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	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		
		78
	64	
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree



02920 228135



pontcanna@hern-crabtree.co.uk



hern-crabtree.co.uk



87 Pontcanna Street, Pontcanna, Cardiff, CF11



9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.