

Radnor Road

Canton, Cardiff CF5 1RA

- EPC - TBC
- Handsome Red-Brick Facade
- Seconds from Thompson Park
- Two Reception Rooms
- Three Bedrooms & Attic Room
- First Floor Bathroom
- Kitchen & Utility Area
- Gorgeous Features

Asking price £285,000

www.hern-crabtree.co.uk



This handsome red-brick fronted abode occupies an enviable position, situated with seconds of picturesque Thompson Park and moments away from the local shops, amenities and eateries on offer in this highly sought after neighbourhood.

This traditional home has maintained a lot of its original charm and boasts a wealth of original features including the beautiful fireplaces, built-in glass display dresser, exposed wood floorboards and cornicing.

The ground floor accommodation comprises the welcoming entrance hall with original cornicing and mouldings, lounge & sitting/dining room, both offering high ceilings and gorgeous fireplaces, fitted kitchen and utility area.

Upstairs, the split-level landing offers access to the three light & airy bedrooms, three-piece bathroom and fitted staircase rising to the attic room, an ideal space for the 'home office'.

Outside, your greeted by the enclosed forecourt to the front whilst the rear offers a good-sized outdoor space with south-westerly facing aspect.

The Launch is Tuesday 22nd June from 12pm - 3pm by appointment only.

For more information please call Hern & Crabtree Pontcanna today to avoid disappointment!

Entrance

Entered via wood front door with window above, radiator, wood laminate flooring, stairs to the first floor.

Lounge 13' max x 12'2 max (3.96m max x 3.71m max)

Double glazed window to the front, radiator, cast iron fireplace with tiled hearth, sidings and mantle, ceiling rose, coved ceiling, dado rail.

Dining Room 12'1 max x 11'5 max (3.68m max x 3.48m max)

Double glazed window to the rear, radiator, dado rail, cast iron fireplace with slate hearth and wooden mantle, built in traditional storage cupboard to recess and glass cabinet, wood laminate flooring, doorway to:

Kitchen 9'9 x 7'7' (2.97m x 2.31m)

Double glazed window to the side and double obscure glazed door leading out to the garden, kitchen is fitted with a range of wall and base units with work tops over, space for electric cooker, stainless steel sink and drainer and tiled splash backs, tiled flooring, archway to:

Utility Area

Double glazed window to the rear, plumbing for washing machine, space for fridge/freezer, tiled flooring.

Landing

Stairs from hall with wooden handrail, fixed stairs leading to loft room.



Bedroom One 10'10 max x 12'2 max (3.30m max x 3.71m max)
Double glazed window to the front, cast iron fireplace, radiator, exposed wooden floorboards.

Bedroom Two 11'10 x 10'3 (3.61m x 3.12m)

Double glazed window to the rear, cast iron fireplace on tiled hearth, radiator, exposed wooden floorboards.

Bedroom Three 5'4 max x 9'2 max (1.63m max x 2.79m max)

Double glazed window to the front, radiator, exposed wooden floorboards.

Bathroom 8'10 max x 7'6 max (2.69m max x 2.29m max)

Double obscure glazed window to the rear, fitted with bath with electric shower over, w.c and wash hand basin, combination gas boiler concealed in cupboard, radiator, exposed wooden floorboards.

Loft Room 15' max x 15'8 max (4.57m max x 4.78m max)

Stairs from first floor landing and large pull down ladder, double glazed skylight window, exposed chimney breast, eaves storage.

*** floor to ceiling height is 7'6***

Rear Garden

Enclosed rear garden, part lawn.

Tenure

We have been advised by the seller that the property is freehold.

