# Cowbridge Road East

CANTON, CF5 1JG

**GUIDE PRICE £275,000**

Hern & Crabtree



# Cowbridge Road East

A lovely home on Cowbridge Road East, right in the heart of Canton.

The ground floor provides two generous reception areas, with a bright bay-fronted lounge opening through to the dining room to create an excellent sense of space. To the rear is a separate kitchen, together with a useful ground-floor shower room and access outside.

On the first floor are two well-proportioned bedrooms, with the rear bedroom benefiting from its own en suite shower room. A further staircase leads to the loft, creating an additional flexible space.

Cowbridge Road East is ideally positioned for the wide range of independent shops, cafés, restaurants and everyday amenities found throughout Canton and Victoria Park. Chapter Arts Centre and Victoria Park are both within easy reach, while Pontcanna, Llandaff Fields and Cardiff city centre are also readily accessible.











## Approx 1047.00 sq ft

**Council Tax Band: D**

Entrance Hall
Entered via the front door, with tiled flooring, radiator and stairs rising to the first floor.

Lounge
A bright front room with a bay window overlooking Cowbridge Road East, wood-effect flooring and an opening through to the dining room.

Dining Room
Positioned behind the lounge and open to it, creating a good-sized living and dining space. Wood-effect flooring, radiator and access through towards the kitchen.

Kitchen
Fitted with a range of wall and base units, work surfaces, stainless steel sink and drainer, gas hob with oven beneath and tiled splashbacks. Tiled flooring, wall-mounted boiler, window and door leading to the rear.

Shower Room
Located off the kitchen and fitted with a shower enclosure, WC and wash hand basin.

Landing
Provides access to both bedrooms, with stairs continuing to the loft room.

Bedroom One
A good-sized front bedroom with two windows, wood-effect flooring and radiators.

Bedroom Two
A double bedroom positioned to the rear, with wood-effect flooring and access to the en suite.

En Suite
Fitted with a corner shower enclosure, WC and wash hand basin with storage beneath. Tiled walls, wood-effect flooring and window.

Loft
A generous converted loft space with sloping ceilings, exposed timber detailing, rooflight, fitted storage and carpeted flooring. A useful additional room suitable for a variety of uses.

Rear
A small enclosed rear courtyard accessed from the kitchen.

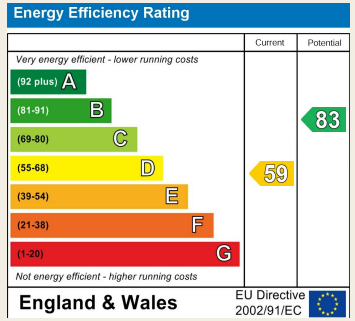
Additional Information
Freehold. Council Tax Band D (Cardiff). EPC rating D.

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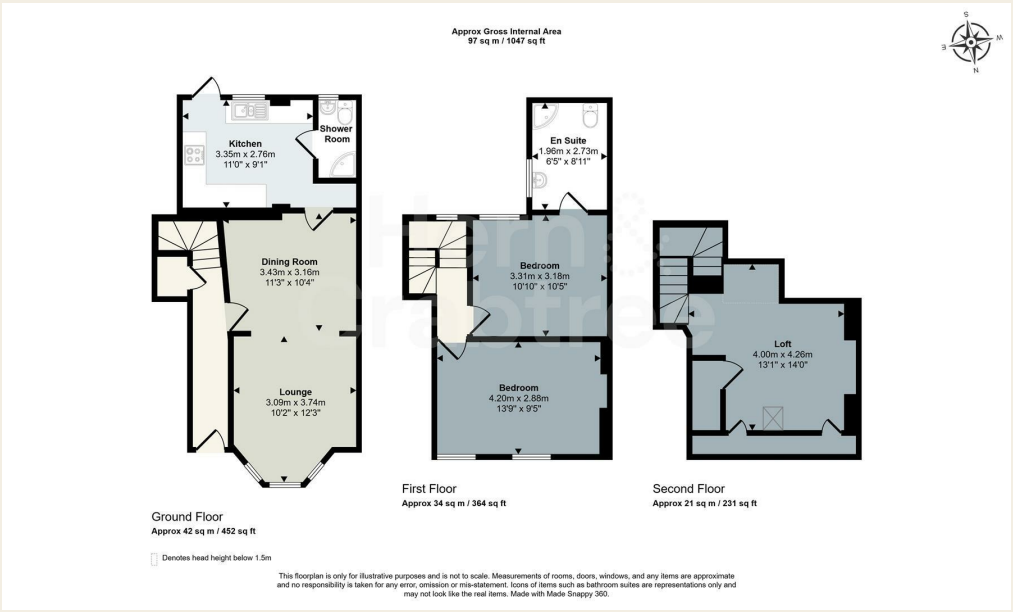


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