

# Clive Road

CANTON, CARDIFF, CF5 1HH

**GUIDE PRICE £325,000**

**Hern &  
Crabtree**



# Clive Road

A charming three-bedroom mid-terrace home on Clive Road.

The ground floor welcomes you with a bright and airy living room— ideal for both relaxing evenings and entertaining friends – flowing effortlessly into a separate dining room. The well-designed kitchen opens onto a private rear garden. Upstairs, three well-sized bedrooms offer peaceful retreats, while the family bathroom combines practicality with modern style.

Perfectly positioned, the home is just a short stroll from Canton's independent shops, cafés, and green spaces, including Victoria Park and Chapter Arts Centre. Excellent transport links and proximity to Cardiff city centre make this location a favourite among professionals and families alike.

Whether you're a first-time buyer, a growing family or simply looking to invest - this lovely Clive Road property offers a lifestyle that's both connected and comfortable.



**1024.00 sq ft**

#### Front

Front forecourt garden. Low rise brick wall with timber fence and gate.

#### Porch

Enter via a obscure glazed door to the front elevation with window over. Coved ceiling.

#### Hallway

Coved ceiling. Radiator. Stairs rise up to the first floor. Understairs storage alcove.

#### Living Room

Double glazed window to the front elevation. Coved ceiling. Radiator.

#### Dining Room

Double glazed window to the rear elevation. Coved ceiling. Radiator.

#### Kitchen

Double glazed window to the side elevation. Obscure glazed door to the rear garden. Coved ceiling. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Space for fridge freezer. Space for further appliances. Concealed gas combination boiler. Fitted storage cupboard. Vinyl flooring.

#### Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Coved ceiling. Loft access hatch. Radiator.

#### Bedroom One

Three double glazed windows to the front elevation. Coved ceiling. Radiator.

#### Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Radiator.

#### Bedroom Three

Double glazed window to the rear elevation. Radiator.

#### Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Bath with shower over and glass splashback screen. Tiled walls. Vinyl flooring. Heated towel rail.

#### Garden

Enclosed rear garden. Paved patio. Grass lawn. Timber frame storage shed. Cold water tap. Side return.

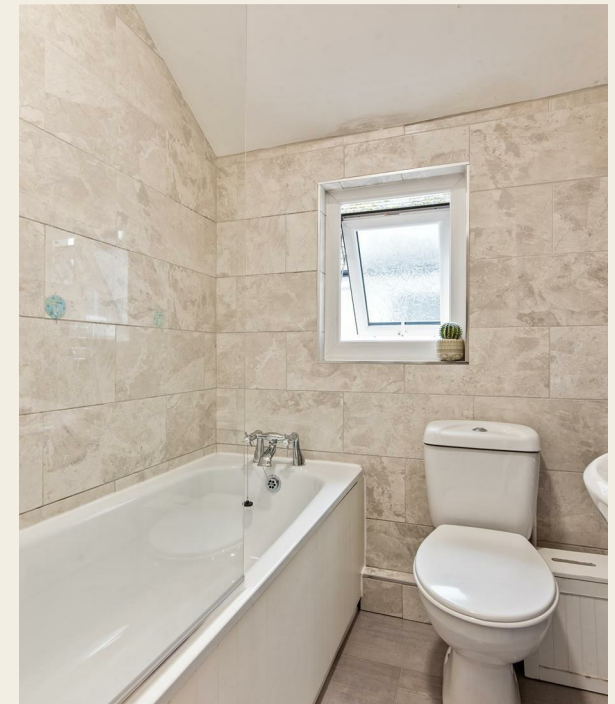
#### Additional Information

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

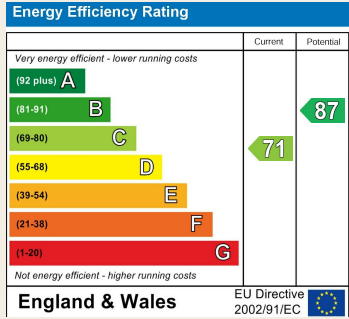
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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**Hern & Crabtree**

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