

Clive Road

CANTON, CARDIFF, CF5 1HF

GUIDE PRICE £260,000

**Hern &
Crabtree**



Clive Road

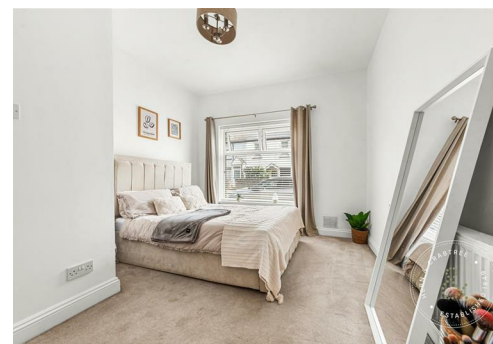
Situated on the ever-popular Clive Road in the heart of Canton, this beautifully presented three-bedroom home offers well-proportioned accommodation, combining character with stylish, modern finishes throughout. Ideally located within walking distance of Cardiff City Centre, the property is perfectly placed for the excellent range of cafés, restaurants, shops and parks that make this area so sought after.

The standout feature is the spacious kitchen and dining room to the rear, fitted with a range of contemporary units, integrated appliances and a central island providing additional workspace and seating. French doors open onto the enclosed rear courtyard, creating a great space for both everyday living and entertaining.

The property offers three good-sized bedrooms, including a spacious master bedroom with its own en-suite shower room. A well-appointed family bathroom features both a freestanding bath and a separate walk-in shower.

Outside, the enclosed rear courtyard offers a private, low-maintenance outdoor space with room for seating and potted planting.

Clive Road is one of Canton's most desirable streets, ideally positioned close to the shops, cafés and restaurants of Cowbridge Road East, as well as Victoria Park and excellent transport links into Cardiff City Centre, making it an excellent choice for a wide range of buyers.



Approx 994.00 sq ft

Entrance Hall

Entered via a UPVC front door. Stairs rising to the first floor. Radiator. Doors to: bedrooms two and three and the living room.

Living Room

A generously proportioned reception room with a large window to the side allowing plenty of natural light. High ceilings enhance the feeling of space, while there is ample room for a large suite of furniture, making it an ideal space for both relaxing and entertaining. Radiator, fitted carpet and door leading through to the inner hall and kitchen area.

Kitchen / Dining Room

A superb open-plan kitchen and dining space, beautifully appointed with a comprehensive range of contemporary high-gloss wall and base units complemented by marble-effect work surfaces and matching splashbacks. The kitchen benefits from integrated double ovens, induction hob with extractor, integrated fridge/freezer and dishwasher, inset sink with mixer tap, and ample storage throughout. A large central island provides additional preparation space together with breakfast bar seating, creating a sociable focal point for everyday living and entertaining. Vaulted ceiling with recessed spotlights and feature pendant lighting over the island, LVT flooring, radiator, and French doors opening directly onto the enclosed rear courtyard.

Bedroom One

A spacious double bedroom with a window to the side elevation allowing plenty of natural light. Fitted with a range of full-height mirrored sliding wardrobes providing excellent storage, recessed spotlights, radiator and LVT flooring. Door leading to the en suite shower room.

En-suite

A stylish and well-appointed en-suite comprising a large walk-in shower with sliding glazed doors and rainfall shower with handheld attachment, concealed cistern WC and vanity wash hand basin with storage beneath. Contemporary tiled shower surround with matching splashback, heated chrome towel rail, recessed spotlights, extractor fan and LVT flooring. Adjacent storage area with fitted shelving provides useful additional space for towels and toiletries.

Bathroom

A spacious and contemporary bathroom fitted with a four-piece suite comprising a panelled bath with handheld shower attachment, separate walk-in shower enclosure with rainfall shower and additional handheld attachment, WC and vanity wash hand basin with storage beneath. Complemented by stylish tiled splashbacks and shower surround, heated chrome towel rail, recessed spotlights, extractor fan, LVT flooring and access to the loft hatch. A well-designed bathroom offering both practicality and a touch of luxury.

Bedroom Two

A spacious double bedroom with a large window to the front elevation allowing plenty of natural light. High ceilings enhance the sense of space, while there is ample room for freestanding bedroom furniture. Radiator, fitted carpet and a useful recessed area providing additional space for wardrobes or a dressing area.

Bedroom Three

A well-proportioned double bedroom with a large window to the side elevation providing plenty of natural light. High ceilings create an excellent sense of space, with ample room for a double bed and freestanding furniture. Radiator, fitted carpet and a useful recessed area offering additional space for wardrobes or storage.

Rear Courtyard Garden

An enclosed, low-maintenance courtyard garden designed for ease of upkeep and outdoor enjoyment. Laid with a combination of patio and decorative stone, the space provides ample room for outdoor seating and entertaining. Gated rear access adds practicality, while French doors from the kitchen create an excellent connection between the indoor and outdoor living spaces.

Additional Information

Allocated parking space available.
Council Tax Band (Cardiff) - D
EPC - C

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their

Council Tax Band:

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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		
England & Wales		EU Directive 2002/91/EC



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