

# Major Road

CANTON, CF5 1PF

GUIDE PRICE £375,000

Hern &  
Crabtree



# Major Road

A beautifully presented traditional bay-fronted family home, ideally situated in the sought-after Canton area of Cardiff.

Blending period character with modern living this lovely Victorian era property offers spacious and versatile accommodation throughout. Boasting many traditional features and thoughtfully upgraded throughout, the property has an open plan kitchen diner perfect for entertaining.

Upstairs are three bedrooms and open-plan home office. There is also a stylish family bathroom.

Externally, the property enjoys an enclosed front garden, while the rear features a traditional stone-walled garden, providing an inviting space to relax and enjoy the warmer weather.

Ideally located near to picturesque St John's Church, the property is within walking distance of Canton and Pontcanna's excellent range of independent cafés, restaurants, shops, parks and highly regarded schools. Cardiff city centre is also easily accessible, making this an ideal home for families and commuters seeking both convenience and community.



# 1215.00 sq ft

## Reception Hallway

Composite panelled front door leads to the traditional reception hallway with original feature tiled flooring. Staircase rising to the first floor with newel posts and spindles. Coving to the ceiling. Original cornicing. Dado rail. Cupboard housing gas meter. Door to understairs storage cupboard. Traditional wooden doors open into the open plan lounge/ sitting room. Door to the open plan kitchen/ dining room.

## Living/Sitting Room

Open plan living/sitting room

## Living Area

Double glazed bay window to the front elevation with feature plantation shutters. Feature original fireplace with ornate surround and tiled hearth. Coving to the ceiling. Picture rail. Column style radiator. Painted floorboards. Open plan to:

## Sitting Area

Double glazed door to the rear elevation giving access to the garden. Column style radiator. Picture rail. Original fireplace with ornate surround and tiled hearth.

## Kitchen/Dining Room

A light and spacious, open plan kitchen/dining room - perfect for families and for entertaining.

## Kitchen Area

Featuring a well designed range of matching wall and base units with cupboards and drawers offering ample storage facilities with cream panelled doors and complementary wooden work surfaces. Integrated double electric oven and grill. Electric hob with chimney style extractor fan above. Walls are part tiled. Space for fridge freezer. Plumbing for washing machine. Inset sink drainer unit. Smooth plastered ceiling. Coving to the ceiling. Double glazed window to the side elevation. Feature wooden flooring. Double glazed door to the side elevation.

## Dining Area

Space for dining table and chairs. Panelled radiator. Smooth plastered ceiling. Ceiling light point. Double glazed, double opening french doors to the rear elevation giving access to the garden.

## Landing

A split level landing. Access to the loft space. Doors to all bedrooms and bathroom.

## Bedroom One

A light and spacious principle bedroom. Double glazed bay window to the front elevation and an additional double glazed window, both fitted with feature plantation shutters. Column style radiator. Smooth plastered ceiling. Coving to the ceiling. Picture rail.

## Bedroom Two

Double glazed window to the rear elevation with aspect to the garden. Feature cast iron fireplace with original tiled hearth. Radiator.

## Bedroom Three

Double glazed window to the rear elevation with aspect to the garden. Feature cast iron fireplace. Radiator.

## Study

Double glazed window to the side elevation. Radiator. Built in storage.

## Bathroom

A well designed family bathroom with a three piece suite comprising: panelled bath with central mixer taps and shower attachment with mains pressure, rainwater shower over and screen, wash hand basin and close coupled WC. Walls are part tiled. Double glazed window to the side elevation. Traditional column style radiator. Feature flooring.

## Outside Front

A low maintenance, enclosed front garden with wrought iron railing and pedestrian gate providing access to the front of the property.

## Outside Rear

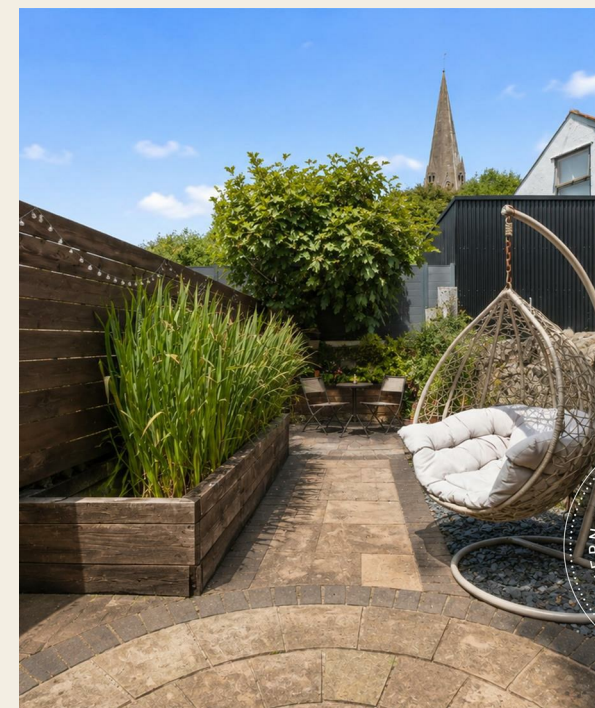
To the rear of the property is a well designed, enclosed garden with feature stone walling and timber fencing. Raised flower beds. Feature sun terrace, ideal for outdoors furniture and a second patio area ideal for additional furniture or bbq area.

## Additional Information

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

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>56</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

