

Lansdowne Avenue East

CANTON, CARDIFF, CF11 8BU

GUIDE PRICE £385,000

**Hern &
Crabtree**



Lansdowne Avenue East

Beautifully finished three-bed home with parking and a spacious garden.

Set behind a smart driveway providing off-road parking, the home welcomes you via a storm porch into a spacious hallway laid with original wooden parquet flooring – a recurring feature that adds warmth and texture throughout the ground floor. The front reception room is bathed in natural light thanks to a wide bay window, offering a calm and cosy space to unwind.

To the rear, the dining room enjoys an open, sociable layout with a squared-off archway leading into the kitchen, as well as the added charm of a wood-burning stove – ideal for cooler evenings. The kitchen itself is thoughtfully designed with wooden worktops, a Belfast sink and space for a range-style cooker.

A handy utility room provides additional storage and plumbing for white goods, and there's a well-appointed ground floor shower room for added convenience.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom features a bay window and fitted wardrobes, offering both space and style. A fresh, family bathroom with a traditional bath completes the upstairs accommodation.

Step outside and you'll find a surprisingly generous rear garden. A timber-framed lean-to creates a sheltered seating area, offering the perfect spot to relax and entertain year-round, whatever the weather.

This is a much-loved and well-cared-for home, tastefully decorated throughout and ready to move into. Located within easy reach of local schools, parks, and transport links, it offers everything a modern family needs in a welcoming and well-connected setting.



1025.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron railing and gates. Grass lawn. Mature shrubs. Driveway providing off road parking. Storm porch.

Hallway

Enter via a double glazed obscure door to the front elevation with windows to the side and over. Luxury vinyl tiled flooring. Radiator. Stairs rise up to the first floor. Understairs storage cupboards.

Dining Room

Double glazed bay window to the front elevation. Wooden parquet flooring. Gas fire with stone hearth and wooden mantelpiece. Fitted shelving into alcoves. Radiator.

Living Room

Cast iron log burner with stone hearth, exposed brickwork and wooden mantle. Fitted shelving into alcoves. Wooden flooring. Radiator. Squared off archway to the kitchen.

Kitchen

Double glazed door leading to the rear garden. Double glazed window to the rear elevation. Wall and base units with wooden worktops over. Space for Range style gas cooker with cooker hood over. Belfast sink with mixer tap. Space for fridge freezer. Wooden flooring. Radiator.

Utility

Double glazed obscure window to the side elevation. Wall and base units with worktop over. Stainless steel one bowl sink with mixer tap. Plumbing for washing machine. Space for tumble dryer. Concealed gas combination boiler. Vinyl flooring. Radiator.

Shower Room

Double glazed obscure window to the front elevation. W/C and wash hand basin. Vanity unit. Walk-in shower with rainfall shower head. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Underfloor heating.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Stained glass window. Radiator.

Bedroom One

Double glazed bay window to the front elevation. Fitted wardrobes. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Fitted wardrobes. Radiator. Loft access hatch.

Bedroom Three

Double glazed window to the front elevation. Radiator.

Bathroom

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Bath with central mixer taps. Tiled flooring. Vinyl flooring. Radiator.

Garden

Enclosed rear garden. Timber decked seating area and path. Stone chippings. Flower borders. Timber and PVC lean to. Timber and PVC storage shed. Further timber frame storage shed. Power points.

Additional Information

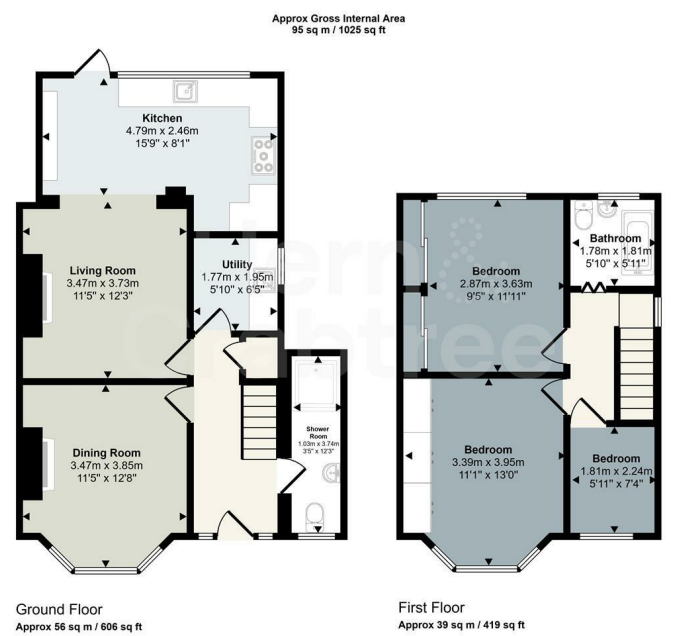
Freehold. Council Tax Band D (Cardiff). EPC rating D.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. 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.



Good old-fashioned service with a modern way of thinking.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		68
(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



Hern & Crabtree

02920 228135 | pontcanna@hern-crabtree.co.uk | hern-crabtree.co.uk | 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.