



£350,000

Beda Road | Cardiff | CF5 1LY

Hern &
Crabtree

No Onward Chain. Beda Road can be found south of Cowbridge Road in Canton and is just a short stroll to Chapter Arts Centre. The street has a good community spirit with young families taking part in annual street parties.

Behind the handsome Victorian double bay fronted facade is a stylish terrace home that is flooded in natural light throughout. From the entrance hall with period tiled flooring and beautiful cornicing, doors lead off to an open lounge sitting room with a traditional bay with newly fitted wood windows. To the rear of the property is a sympathetically modern shaker-style kitchen diner with large stone tiled flooring and bi-fold doors leading out to a low maintenance south/west facing rear garden.

On the first floor are four bedrooms, the primary bedroom offers a large bay and half window with stripped wooden flooring, and a family bathroom. Outside is a traditional front forecourt and there is resident permit parking on street. Canton offers excellent public transport links to Cardiff city centre with the bus stop just a 4-minute walk from the street. There are many shops, cafes and eateries all within close proximity.



Entrance

Storm porch to front. Tiled floor. Traditional wooden glazed door into hallway.

Hallway

Period cornicing. Stairs to the first floor. Tiled flooring. Radiator. Understairs storage cupboard. Doors to:

Living Room and Sitting Room 25'2" max x 11'8" max

The living room has double-glazed wood affect UPVC bay windows to the front. Coved ceiling. Picture rail. Cast iron gas fireplace. Wood laminate flooring. The sitting room has a

double-glazed window to the rear. Radiator.

Kitchen/Diner 24'4" x 9'11" max

Double-glazed windows to the side and double-glazed Bi-fold doors leading out to the rear garden. The kitchen is fitted with a selection of wall and base units with wood worktops over. Ceramic sink and drainer with mixer tap. Space and plumbing for dishwasher and washing machine. Five ring integrated gas hob with glass splash back and cooker hood over. Double Neff oven and grill. Space for American-style fridge freezer. Pull out larder cupboard. Integrated Glo worm gas combi boiler. Stone tiled flooring. Radiator. Spotlights.

FIRST FLOOR

Stairs rise up from the entrance hall with wooden hand rail and spindles.

Landing

Loft access hatch. Wooden bannister. Traditional linen cupboard.

Bedroom One 15'7" max x 13'6" max

Double-glazed hardwood bay windows to the front. Radiator. Stripped wooden flooring. Picture rail.

Bedroom Two 11'1" max x 9'11" max

Double-glazed window to the rear. Radiator. Cast iron feature fireplace. Stripped wooden flooring.

Bedroom Three 9'11" max x 9'11" max

Double-glazed window to the rear. Radiator. Cast iron feature fireplace.

Bedroom Four 6'10" x 6'6"

Double-glazed window to the side. Radiator.

Bathroom 6'9" max x 7'1" max

Obscure double glazed window to the side. Bath with plumbed shower over and glass splashback screen. W/c and vanity wash hand basin. Mirrored vanity cupboard. Heated towel rail. Extractor fan. Tiled walls and flooring. Spot lights.

OUTSIDE



Front

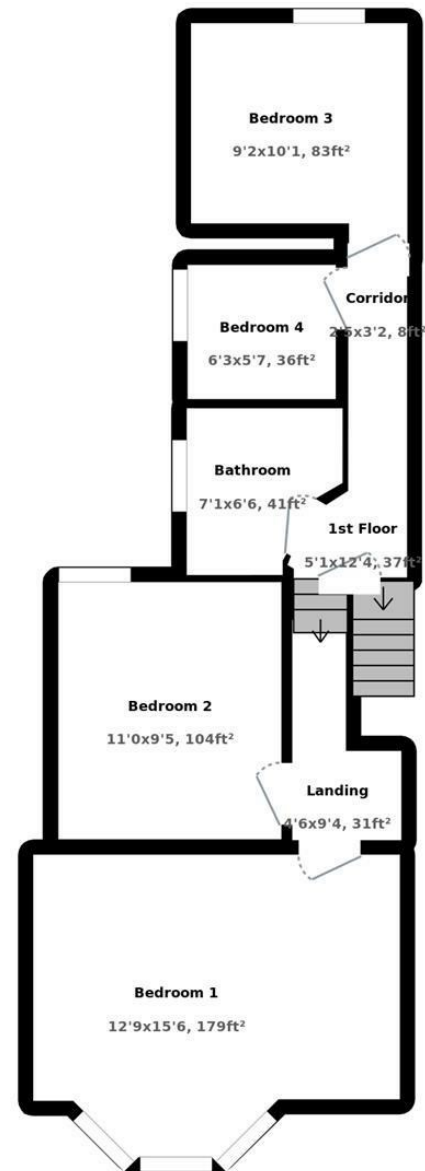
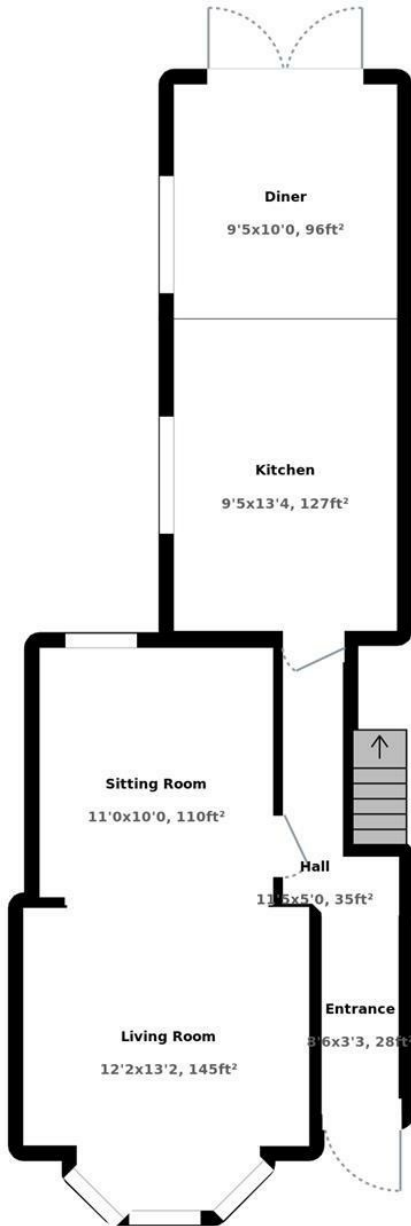
Rear Garden

Enclosed rear garden. Part decked area and stone paved patio. Mature shrubs. Small paved side return. Outside light.

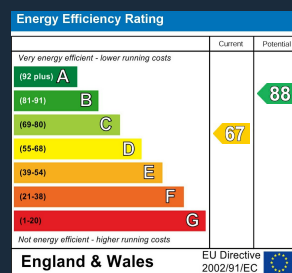
Additional Information

We have been advised by the vendor that the property is Freehold, but have seen no legal documents to confirm.
Council Tax - E





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





219 Cathedral Road, Pontcanna, Cardiff, Cardiff, CF11 9PP
Tel: 02920 228135 Email: pontcanna@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



Hern & Crabtree

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.