

Courtenay Road

CARDIFF, CF24 2JP

GUIDE PRICE £300,000

Hern &
Crabtree



Courtenay Road

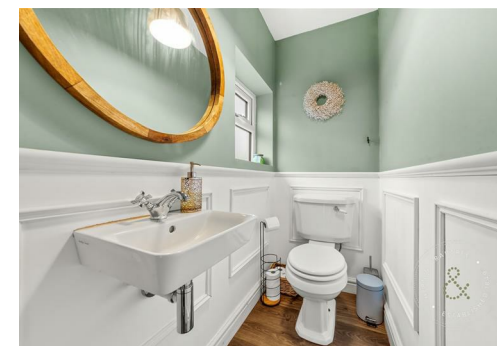
A beautifully presented three-bedroom terraced house situated on Courtenay Road.

A front forecourt garden leads to an enclosed porch and into a welcoming hallway where original tiled flooring immediately establishes the character of the house. The open plan living and dining room unfolds beyond, with a bay window, stripped wooden flooring and a cast iron log burner.

To the rear, the kitchen is arranged with practicality in mind and is complemented by a cloakroom. The rear garden extends the living space outdoors and benefits from a garage accessed via the rear lane, offering valuable storage or secure parking.

The first floor hosts three double bedrooms, each well proportioned and versatile, together with a family bathroom.

Sploitt enjoys a strong sense of community and sits within one of Cardiff's most sought after residential pockets. Independent cafés, local shops and well regarded schools are within easy reach, while nearby parks provide welcome green space for morning walks or weekend leisure. Excellent transport links connect seamlessly to Cardiff city centre, the university and principal business districts, making this an address that balances tranquillity with accessibility.



Approx 981.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Porch

Double glazed obscure door to the front elevation with window over. Tiled flooring. Tiled sidings. Door leading to:

Hallway

Coved ceiling. Dado rail. Original tiled flooring. Radiator. Stairs rise up to the first floor.

Living Room

Double glazed bay window to the front elevation with fitted plantation shutters. Coved ceiling. Cast iron log burner with slate hearth. Fitted shelving into alcoves. Stripped wooden flooring. Radiator. Squared off archway to the dining room.

Dining Room

Double glazed window to the rear elevation. Fitted window seat. Coved ceiling. Cast iron feature fireplace. Understairs storage cupboard. Stripped wooden flooring. Radiator. Squared off archway to the living room.

Kitchen

Double glazed window to the side elevation. Dado rail. Wall and base units with worktops over. One bowl composite sink and drainer with pull out mixer tap. Space for gas cooker with tiled splashback and cooker hood over. Plumbing for washing machine. Space for fridge freezer. Original tiled flooring. Radiator.

Inner Hall

Double glazed obscure barn style door to the rear garden. Original tiled flooring.

Cloakroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Half rise feature wooden wall panelling. Luxury vinyl tile flooring.

Landing

Stairs rise up from the hallway. Stripped wooden stairs with carpet runner. Dado rail. Wooden banister with spindles. Fitted linen cupboard. Loft access hatch.

Bedroom One

Double glazed bay and half window to the front elevation. Coved ceiling. Picture rail. Stripped wooden flooring. Two radiators.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Half rise feature wooden wall panelling. Stripped wooden flooring. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Inset within chimney breast with exposed brickwork and slate hearth. Stripped wooden flooring. Radiator. Fitted cupboard with concealed gas combination boiler.

Bathroom

Double glazed obscure window to the side elevation. W/C. Wash hand basin with vanity unit. Double shower tray with glass splashback screen and fitted shower over. Part tiled walls. Luxury vinyl tile flooring. Heated towel rail. Extractor fan. Shaver point.

Garden

Enclosed rear garden. Paved patio. Outside light. Cold water tap. Pedestrian gate leading to rear lane access. Garage.

Additional Information

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

Disclaimer

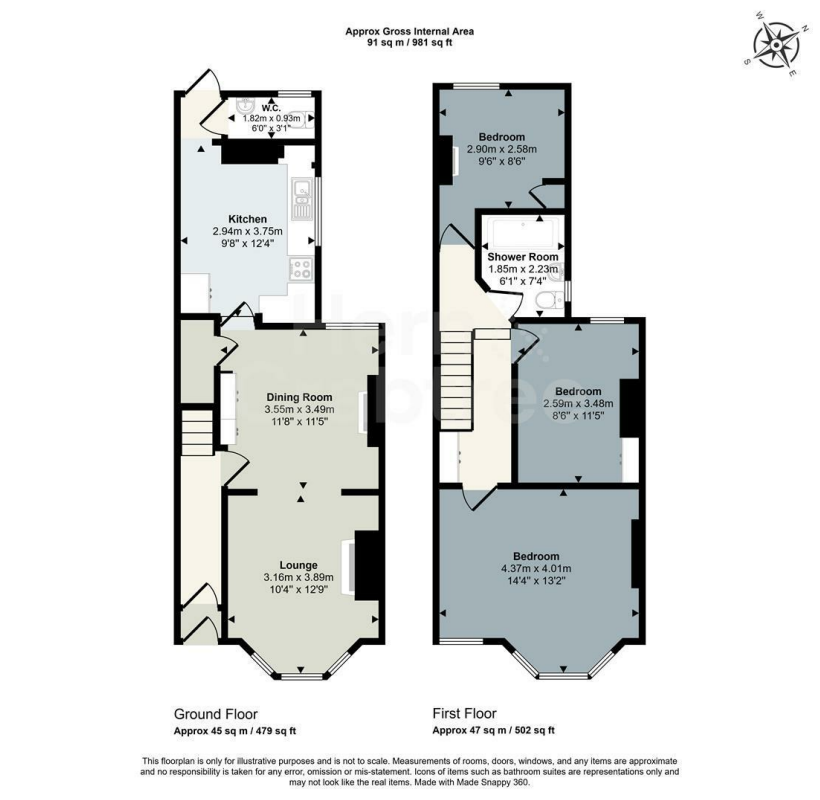
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal 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

Council Tax Band: D

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.



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



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



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.