## Clive Road

CANTON, CARDIFF, CF5 1HJ

**GUIDE PRICE £315,000** 





### **Clive Road**

Charming cottage style property with larger than average garden & walking distance to all amenities!

Step through the front door and into a welcoming hallway that leads directly into a light-filled open plan living and dining area – a versatile space ideal for both quiet evenings in and entertaining guests. The room flows effortlessly, with natural light pouring through from front to back, and the staircase rising discreetly to the first floor. Kitchen to the rear of the property leading to a separate utility room. The ground floor bathroom is neatly tucked away and the rear of the home opens out to a surprisingly generous garden – a rare treat for the location.

Upstairs, you'll find two well-proportioned double bedrooms with plenty of space for storage and furnishings. The home is immaculately presented throughout, offering a move-in-ready option for first-time buyers, professional couples or those looking to downsize without compromising on location.

Clive Road itself is ideally positioned within walking distance of Chapter Arts Centre, Victoria Park and Pontcanna Fields, with easy links into the city centre via public transport or a short cycle. Known for its eclectic mix of independent shops, artisan coffee houses and lively pubs, it's a hub for culture and lifestyle.











#### Front

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

#### Hallway

Enter via a double glazed composite door to the front elevation with window over. Coved ceiling. Dado rail. Wooden parquet effect laminate flooring. Fitted storage cupboard. Radiator.

#### Living Room

Double glazed window to the front elevation. Coved ceiling. Inset within chimney breast. Storage and shelving into alcoves. Wooden parquet effect laminate flooring. Radiator. Squared off archway to the dining room.

#### Dining Room

Double glazed window to the rear elevation. Coved ceiling. Wooden parquet effect laminate flooring. Radiator. Squared off archway to the living room. Stairs rising up to the first floor.

#### Kitchen

Double glazed windows to the side elevation. Double glazed PVC door leading to the rear garden. Wall and base units with worktops over. Ceramic one and a half bowl sink and drainer with mixer tap. Space for range style gas cooker. Space for fridge freezer. Space for dishwasher. Wooden parquet effect laminate flooring. Radiator.

#### Utility

Double glazed obscure window to the side elevation. Base unit with worktop over. Fitted shelving. Plumbing for washing machine. Wooden parquet effect laminate flooring.

#### Bathroom

Double glazed obscured windows to the side and rear elevation. W/C and wash hand basin. Claw feet roll top bath with mixer tap. Shower quadrant with fitted shower over and glass splashback screen. Part tiled walls. Vinyl flooring. Radiator. Extractor fan.

#### Landing

Stairs rise up from the dining room. Dog-leg staircase. Wooden handrail. Loft access hatch.

#### Bedroom One

Two double glazed windows to the front elevation. Coved ceiling. Ceiling rose. Fitted wardrobes. Wooden laminate flooring. Radiator. Feature wall panelling.

#### Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Dado rail. Ceiling rose. Wooden laminate flooring. Radiator. Fitted storage cupboard with concealed gas combination boiler. Further fitted storage cupboards.

#### Garden

Enclosed rear garden. Mature shrubs and trees. Paved path. stone chippings. Timber frame pergola. Timber frame summer house. Cold water tap.

#### Additional Information

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

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