

Dunraven Road

CARDIFF, CF11 8AN

GUIDE PRICE £265,000

**Hern &
Crabtree**



Dunraven Road

Well maintained semi detached home with two reception rooms, two bedrooms, driveway parking and a large rear garden.

The lounge to the front of the property provides a comfortable place to relax, while the dining room at the rear enjoys French doors opening onto the garden, making it a great space for family meals or entertaining. The kitchen offers plenty of cupboard space and is complemented by a ground floor shower room. Upstairs are two bedrooms, including a spacious principal bedroom with an excellent range of fitted wardrobes, together with a family bathroom.

Outside, the property continues to impress with a private driveway to the front and an enclosed rear garden with patio areas, lawn and a garden shed, offering plenty of space to enjoy throughout the seasons.

Dunraven Road is well placed for day to day living, with Cowbridge Road East just a short walk away, offering a wide choice of independent cafés, restaurants, shops and supermarkets. Victoria Park, Thompson's Park and Llandaff Fields are all within easy reach, while Cardiff city centre is only a short journey away. The area is well served by local schools, regular bus routes and excellent road links, making it a popular choice for buyers looking to enjoy everything this part of Cardiff has to offer.



1004.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate. Paved driveway providing off road parking for multiple vehicles.

Entrance

Enter via a double glazed uPVC door to the side elevation. Laminate flooring. Radiator. Stairs rising up to the first floor.

Lounge

Two double glazed windows to the front elevation. Coved ceiling. Electric fire with wooden mantle, marble surround and hearth. Laminate flooring. Radiator.

Kitchen

Double glazed window to the rear elevation. Coved ceiling. Wall and base units with worktops over and part tiled walls. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring gas hob with glass splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Space for American style fridge freezer. Tiled flooring. Radiator. Door leading to the Archway to the rear hall.

Inner Hall

A useful additional storage area accessed from the kitchen. Door leading to the shower room.

Shower Room

Obscure double glazed window to the front elevation. W/C and wash hand basin. Shower tray with fitted shower. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Rear Hall

Obscure double glazed uPVC door to the rear garden. Coved ceiling. Tiled flooring. Door leading to the dining room.

Dining Room

Double glazed sliding doors open onto the rear garden. Double glazed window to the side elevation. Coved ceiling. Fitted electric fire and recess for television. Tiled flooring. Radiator.

Landing

Stairs rise up from the entrance. Wooden handrail. Wooden

bannister with spindles. Double glazed window to the side elevation. Coved ceiling. Loft access hatch.

Bedroom One

Two double glazed windows to the front elevation. Double archway between the bedroom and dressing area. Coved ceiling. Fitted overbed storage unit, wardrobes, chest of drawers and dressing table. Radiator.

Bedroom Two

A double glazed window to the rear elevation. Coved ceiling. Fitted wardrobes. Radiator.

Bathroom

Obscure double glazed window to the rear elevation. W/C and wash hand basin. Bath with mixer taps. Tiled walls. Tiled flooring. Radiator. Extractor fan.

Garden

Enclosed rear garden. Paved patio with timber balustrade. Steps leading down to a grass lawn with further paved seating area. Path leading to pedestrian gate rear lane access. Timber storage shed. Outside lights. Cold water tap.

Additional Information

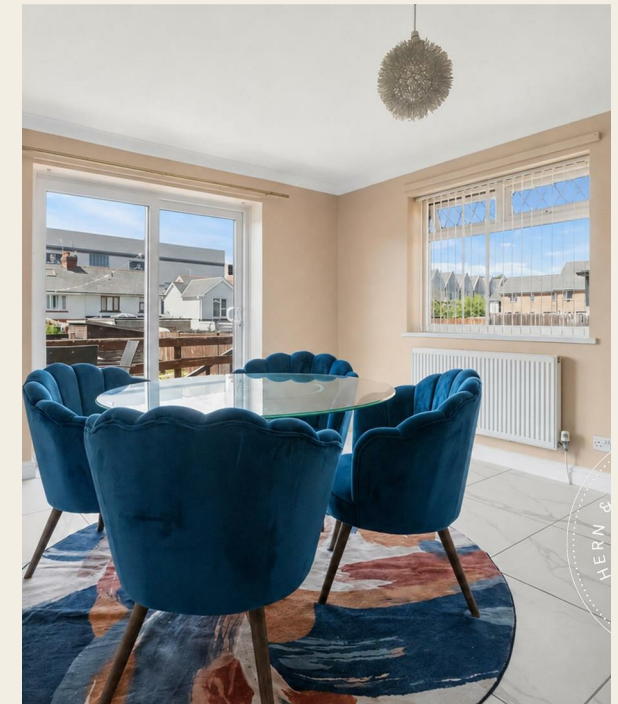
Freehold. Council Tax Band B (Cardiff). EPC rating TBC.

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 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.



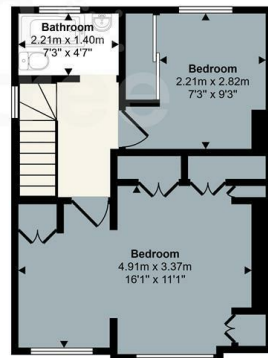
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approx Gross Internal Area
93 sq m / 1004 sq ft



Ground Floor
Approx 56 sq m / 605 sq ft



First Floor
Approx 37 sq m / 399 sq ft

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.



Hern & Crabtree



02920 228135



pontcanna@hern-crabtree.co.uk



hern-crabtree.co.uk



87 Pontcanna Street, Pontcanna, Cardiff, CF11



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.