

Beda Road
| | Cardiff | CF5 1LX

A classic double bay fronted family home situated 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.

This attractive, spacious family home offers plenty of traditional character with signature floorings, high ceilings and generous room proportions.

The accommodation in brief comprises: A traditional reception hall with feature tiled flooring, lounge with feature bay and fireplace, a second sitting room, with a large window, perfect for those working from home and a large, open plan kitchen/ dining room complete the ground floor space. Upstairs are three, good size bedrooms and a generous bathroom.

Storm Porch

Part covered storm porch with decorative tiles to walls. Hardwood front door with window above.

Reception Hall

An attractive, spacious reception hall with feature original floor tiles. Exposed wooden staircase rising to the first floor with newel posts and spindles and door to understairs storage cupboard. Radiator. Dado rail. Ornate coving and cornicing to the ceiling. Deep skirting boards.

Lounge

13'9" x 11'6" max
A light principle reception room with double glazed bay window to the front elevation. Stripped wooden flooring. Radiator. Inset fireplace. Picture rail. Alcoves ideal for storage furniture of shelving. Power points.

Sitting room

10'11" max x 9'3" max
A useful second reception room with large double glazed window to the rear elevation giving aspect to the rear garden. Radiator. Smooth plastered ceiling. Coving to the ceiling. Power points.

Kitchen/ dining room
10'3" max x 25'1" max

A light and spacious open plan kitchen/ dining room, perfect for families or for entertaining. Offering a good space for dining table and chairs and a generous size kitchen. The dining area comprises feature flooring, double glazed french doors to the side elevation. Radiator. Smooth plastered ceiling. Coving to the ceiling. Door to understairs storage cupboard. The kitchen area comprises: a range of matching wall and base units with

cupboards and drawers offering excellent storage facilities with cream panelled doors and wood effect work surfaces over. Integrated electric oven. Belfast style sink drainer unit. Space for fridge freezer. Space for dishwasher and washing machine. Walls are part tiled. Two double glazed windows to the side elevation. Double glazed door to the rear giving access to the garden. Smooth plastered ceiling.

Landing

Stripped wooden flooring. Dado rail. Access to bedrooms, bathroom and shower room.

Bedroom one
15'6" max x 13'8" max into bay

A light and spacious principle bedroom with two double glazed windows to the front elevation. Stripped

BEDA ROAD

Guide Price £350,000



wooden flooring. Radiator. Power points. Coving to the ceiling. Picture rail.

Bedroom two
11' max x 9'2" max

A light, second double bedroom with smooth plastered ceiling, double glazed window to the rear elevation. Stripped wooden flooring. Power points.

Bedroom three
10'5" max x 8'5" max

Double glazed window to the rear elevation with aspect to the garden. Smooth plastered ceiling. Panelled radiator. Stripped wooden flooring. Power points.

Bathroom
9'1" max x 7'2" max

A three piece suite in white comprising: bath with mixer taps and shower attachment, pedestal wash hand basin with tiled splash back and low level WC. Smooth plastered ceiling. Walls are part tiled. Heated towel radiator.

Shower room
5'4" max x 6'1" max

A three piece suite in white comprising: fitted shower cubicle with mains pressure shower, close coupled WC and wash hand basin. Obscure double glazed window. Stainless steel heated towel radiator.

Outside front
Forecourt front garden. Dwarf walling.

Outside rear
The rear garden is enclosed by stone walling and laid mainly to lawn. Side return.



Call Hern & Crabtree to arrange a viewing on 02920 228135



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		
		82
	59	
England & Wales		EU Directive 2002/91/EC



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