Dunraven Road

CANTON, 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.

Approx 1004.00 sq ft

Council Tax Band: B

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.

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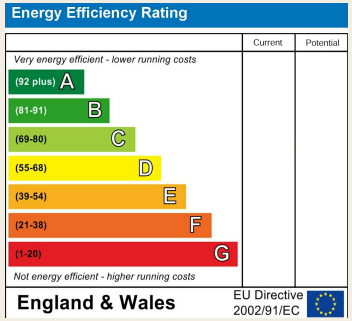

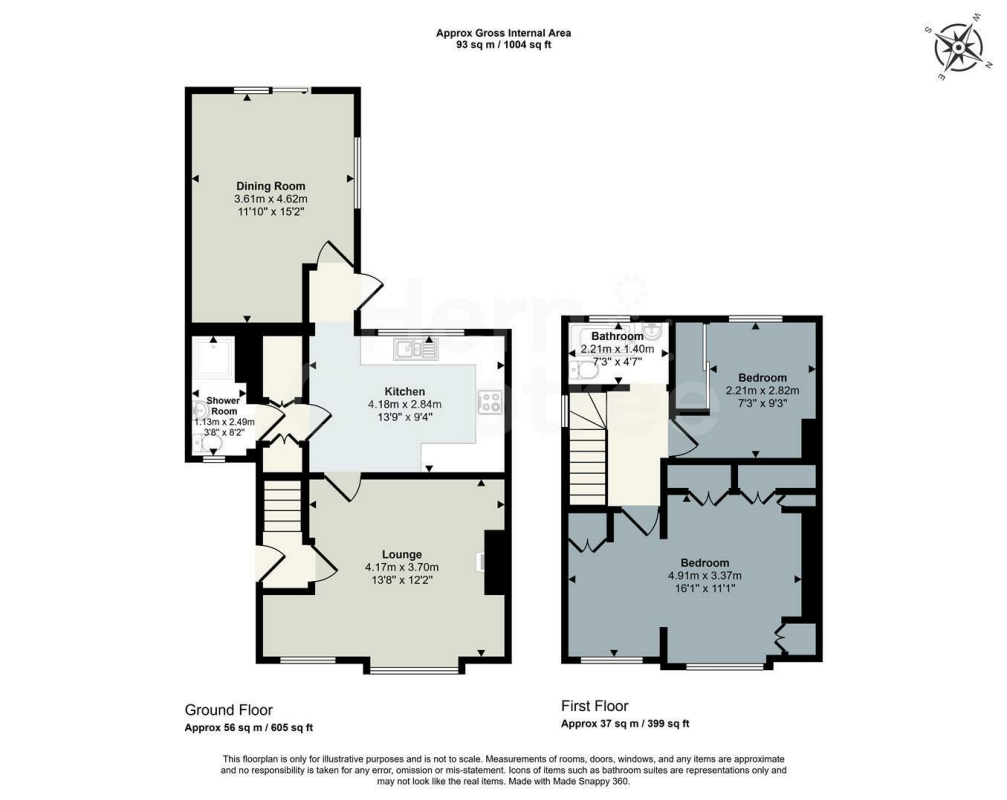

Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

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