

# Theobald Road

CARDIFF, CF5 1LQ

GUIDE PRICE £385,000

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# Theobald Road

Set along a well regarded street in Canton, this handsome bay fronted Victorian terrace offers a thoughtful balance of period detail and considered updating. From the moment you step through the tiled porch and into the hallway, the original character is evident in the patterned flooring, coved ceilings and elegant proportions, while the flow of the ground floor has been adapted for modern living.

The reception rooms are arranged with a natural connection, centred around a wood burning stove that forms a focal point to the living space, while the kitchen diner to the rear has been carefully designed with integrated appliances and direct access to the garden, creating a sociable and practical environment for day to day life.

Upstairs, three well proportioned bedrooms retain a sense of simplicity and light, complemented by a neatly presented bathroom. Throughout, the house has been maintained to a high standard, offering a home that feels both settled and ready to enjoy.

Canton remains one of Cardiff's most vibrant and sought after areas, known for its independent cafés, restaurants and local shops along Cowbridge Road East. Chapter Arts Centre and Thompson's Park are both within easy reach, offering green space and cultural interest. The area is well served by reputable schools and benefits from strong transport links into the city centre, Cardiff Central station and beyond, making it a popular choice for both professionals and families.



# 1251.00 sq ft

## Storm Porch

Approached via a tiled storm porch with attractive tiled sidings and flooring, providing a practical and characterful entrance.

## Entrance Hall

Entered via a wooden door with double glazed stained glass panels and an etched window above displaying the house number. The hallway features coved ceilings, an arch detail, period tiled flooring, radiator, stairs to the first floor and useful understairs storage cupboard housing concealed gas and electric meters. Doors lead to the principal reception rooms and kitchen diner.

## Living Room

A welcoming front reception room with a double glazed bay window. Features include coved ceiling, fitted shelving within the alcoves and a railway sleeper mantelpiece with a wood burning stove set within an exposed brick chimney breast and slate hearth. A squared archway opens through to the sitting room.

## Sitting Room

A light and comfortable second reception space with a double glazed door and window opening onto the rear garden. Matching wood laminate flooring flows through from the living room, with shelving to one alcove and a radiator.

## Kitchen/Diner

A well appointed open plan kitchen and dining space with double glazed windows to the side and French doors leading out to the rear garden. Fitted with a range of wall and base units with complementary worktops. Integrated appliances include twin Zanussi ovens, AEG full height fridge and freezer, AEG induction hob with glass splashback and Zanussi cooker hood, along with an integrated dishwasher. Further features include under unit lighting, pull out larder cupboard, pan drawers, stainless steel sink with drainer grooves and mixer tap, and spotlights.

## Utility Room

Accessed via a squared archway from the kitchen and set into a side recess. Fitted with additional wall and base

units, plumbing for a washing machine, double glazed window and further French doors leading out to the garden. Matching wood grain tiled flooring continues through from the kitchen.

## Landing

With wooden handrail and spindles, loft access with pull down ladder, radiator and doors to all first floor rooms.

## Bedroom One

A generous principal bedroom with a double glazed bay window to the front, stripped wooden flooring, radiator and coved ceiling.

## Bedroom Two

Double glazed window to the rear, stripped wooden flooring and radiator.

## Bedroom Three

Double glazed window to the rear, radiator and access to a rear loft space.

## Bathroom

Fitted with a bath with shower over and glass screen, WC and wash hand basin. Obscure double glazed window to the side, part tiled walls, vinyl flooring, heated towel rail, spotlights and extractor fan.

## Outside

To the rear is a low maintenance garden with a raised decked seating area, mature shrubs and flower borders, along with a paved side return. To the front is a forecourt garden.

## Additional Information

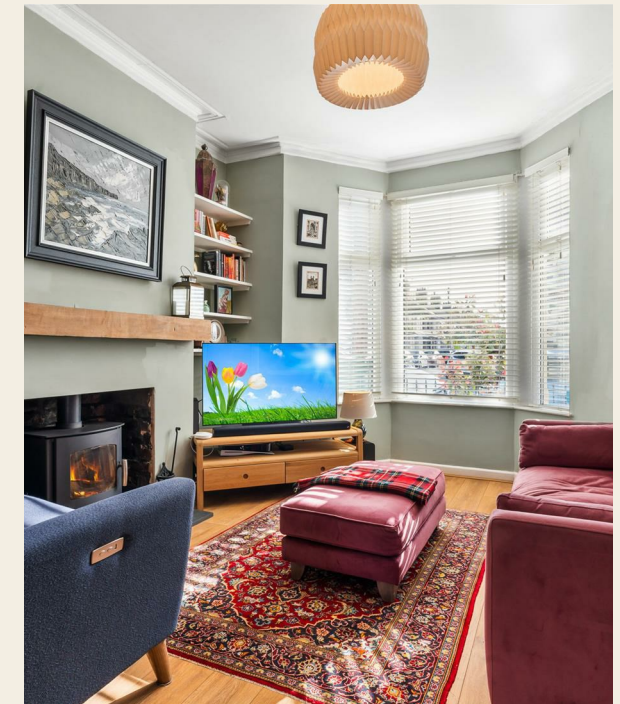
Freehold. Council Tax Band E (Cardiff). EPC rating TBC.

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	Current	Potential
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(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	77
England & Wales		EU Directive 2002/91/EC



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