

Radnor Road

CARDIFF, CF5 1RA

GUIDE PRICE £375,000

**Hern &
Crabtree**



Radnor Road

A beautifully presented three-bedroom mid-terrace home.

The accommodation begins with a welcoming entrance hall leading to a bright bay-fronted living room featuring a charming cast iron fireplace. Beyond is a spacious second reception room, ideal as a family room or formal dining area, creating versatile living space perfect for modern family life. To the rear, the property has been extended to create an impressive contemporary kitchen fitted with a range of modern units, quality worktops, breakfast bar and ample storage. Flooded with natural light from twin roof lanterns and large bi-fold doors opening onto the garden, the adjoining dining area provides a fantastic space for entertaining and everyday living.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom is particularly generous, while the second bedroom offers excellent double accommodation. The third bedroom is ideal as a child's bedroom, nursery or home office. The stylish family bathroom has been finished to a high standard with contemporary tiling, a modern suite and shower over the bath.

Externally, the enclosed rear garden has been attractively landscaped with a paved seating area leading to raised lawned terraces, creating a private and low-maintenance outdoor space ideal for relaxing or entertaining.

Located on Radnor Road in the heart of Canton, the property enjoys easy access to a fantastic selection of independent cafés, restaurants, shops and bars along Cowbridge Road East, together with nearby Thompson's Park, Victoria Park and excellent transport links into Cardiff City Centre. The area is also well served by highly regarded local schools, making it a superb choice for professionals and families alike.



Approx 990.00 sq ft

Front

To the front is a traditional forecourt enclosed by brick walling.

Entrance Hall

Entered via a stylish PVC front door with decorative stained-glass obscured double glazing and a matching glazed panel above, the welcoming hallway immediately sets the tone for the property. Featuring attractive diamond-pattern tiled flooring, coved ceiling, radiator, bespoke built-in shoe storage with umbrella stand, shelving and coat hanging space, there is also a recessed display alcove, ideal for decorative furnishings. An attractive archway leads through to the main sitting area.

Living Room

A bright and elegant principal reception room enjoying a large double glazed bay window to the front aspect, flooding the room with natural light. Character features include coved ceilings, attractive wooden flooring and a feature fireplace with timber surround and slate hearth. Bespoke shelving provides practical storage.

Sitting Room

A spacious and versatile reception room positioned at the heart of the home, featuring beautiful wooden flooring, coved ceiling and staircase rising to the first floor. There are useful built-in storage cupboards beneath the stairs, shelving to both chimney alcoves and a radiator. Open archways provide a natural flow through to both the front living room and the impressive rear kitchen/family space.

Rear Porch

Providing access to the side return and rear garden via a PVC door with double glazed insert and fitted cat flap, the rear hallway also benefits from a vaulted ceiling with skylight, allowing additional natural light into the space. Finished with wooden flooring and wall lighting, a door leads to the cloakroom.

Cloakroom

Fitted with a WC and wash hand basin with storage beneath, complemented by patterned tiled flooring, partially tiled walls, heated towel rail and mirrored wall cabinet providing additional storage.

Kitchen/Dining Room

A stunning extended open-plan space forming the heart of the home, ideal for modern family living and entertaining. The family area enjoys attractive herringbone parquet flooring, radiator and two large rooflights which flood the room with natural light. French

doors open directly onto the rear garden, while additional side windows create a wonderfully bright and airy atmosphere. The kitchen is beautifully fitted with a range of wooden wall and base units complemented by work surfaces and stylish herringbone tiled splashbacks. Integrated appliances include a gas hob and oven, with space for a fridge freezer, washing machine and dishwasher. A breakfast bar provides casual seating, while inset spotlights complete this contemporary space.

First Floor Landing

A bright landing with timber balustrade, loft access hatch and doors leading to all first floor accommodation.

Bedroom One

A generous principal double bedroom situated at the front of the property, benefiting from two double glazed windows, coved ceiling, radiator and attractive chimney breast with shelving fitted within both alcoves.

Bedroom Two

A well-proportioned double bedroom overlooking the rear garden, featuring a double glazed window, coved ceiling, picture rail, radiator and built-in storage cupboard.

Bedroom Three

Currently utilised as a nursery, this versatile room enjoys a double glazed window overlooking the rear garden, wooden flooring, radiator, partially sloping ceiling with fitted ceiling light and fan, together with useful wall shelving.

Family Bathroom

A beautifully appointed bathroom fitted with a panelled bath with shower attachment, separate walk-in shower with recessed shelving, WC and wash hand basin set within wooden vanity units with complementary storage. The room also features fully tiled flooring, partially tiled walls, heated towel rail, skylight, wall mirror and feature lighting, creating a bright and contemporary finish.

Rear Garden

The rear garden has been thoughtfully landscaped, offering an attractive stone patio ideal for outdoor dining, with steps leading to a raised lawn bordered by brick retaining walls and established flower beds. Additional features include a useful outside tap, external power sockets, side access to the front of the property and a covered timber bike store, providing excellent practicality alongside a pleasant outdoor entertaining space.

Additional Information

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

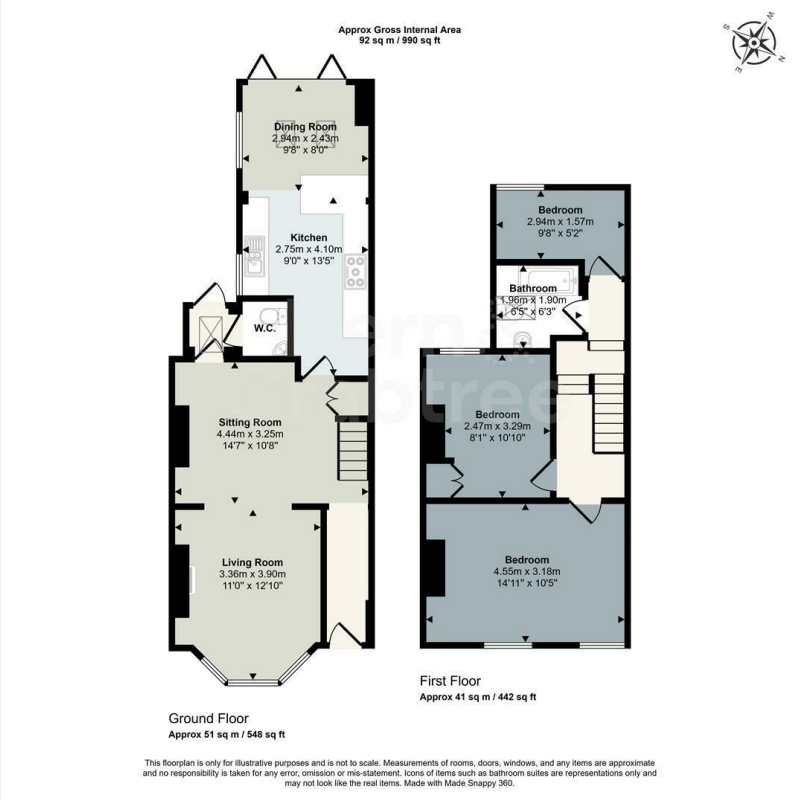
Council Tax Band: E

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



Hern & Crabtree

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

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.