

Clive Road

CANTON, CARDIFF, CF5 1HJ

GUIDE PRICE £315,000

**Hern &
Crabtree**



Clive Road

Charming cottage style property with larger than average garden & walking distance to all amenities!

Step through the front door and into a welcoming hallway that leads directly into a light-filled open plan living and dining area – a versatile space ideal for both quiet evenings in and entertaining guests. The room flows effortlessly, with natural light pouring through from front to back, and the staircase rising discreetly to the first floor. Kitchen to the rear of the property leading to a separate utility room. The ground floor bathroom is neatly tucked away and the rear of the home opens out to a surprisingly generous garden – a rare treat for the location.

Upstairs, you'll find two well-proportioned double bedrooms with plenty of space for storage and furnishings. The home is immaculately presented throughout, offering a move-in-ready option for first-time buyers, professional couples or those looking to downsize without compromising on location.

Clive Road itself is ideally positioned within walking distance of Chapter Arts Centre, Victoria Park and Pontcanna Fields, with easy links into the city centre via public transport or a short cycle. Known for its eclectic mix of independent shops, artisan coffee houses and lively pubs, it's a hub for culture and lifestyle.



802.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Hallway

Enter via a double glazed composite door to the front elevation with window over. Coved ceiling. Dado rail. Wooden parquet effect laminate flooring. Fitted storage cupboard. Radiator.

Living Room

Double glazed window to the front elevation. Coved ceiling. Inset within chimney breast. Storage and shelving into alcoves. Wooden parquet effect laminate flooring. Radiator. Squared off archway to the dining room.

Dining Room

Double glazed window to the rear elevation. Coved ceiling. Wooden parquet effect laminate flooring. Radiator. Squared off archway to the living room. Stairs rising up to the first floor.

Kitchen

Double glazed windows to the side elevation. Double glazed PVC door leading to the rear garden. Wall and base units with worktops over. Ceramic one and a half bowl sink and drainer with mixer tap. Space for range style gas cooker. Space for fridge freezer. Space for dishwasher. Wooden parquet effect laminate flooring. Radiator.

Utility

Double glazed obscure window to the side elevation. Base unit with worktop over. Fitted shelving. Plumbing for washing machine. Wooden parquet effect laminate flooring.

Bathroom

Double glazed obscured windows to the side and rear elevation. W/C and wash hand basin. Claw feet roll top bath with mixer tap. Shower quadrant with fitted shower over and glass splashback screen. Part tiled walls. Vinyl flooring. Radiator. Extractor fan.

Landing

Stairs rise up from the dining room. Dog-leg staircase. Wooden handrail. Loft access hatch.

Bedroom One

Two double glazed windows to the front elevation. Coved ceiling. Ceiling rose. Fitted wardrobes. Wooden laminate flooring. Radiator. Feature wall panelling.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Dado rail. Ceiling rose. Wooden laminate flooring. Radiator. Fitted storage cupboard with concealed gas combination boiler. Further fitted storage cupboards.

Garden

Enclosed rear garden. Mature shrubs and trees. Paved path. stone chippings. Timber frame pergola. Timber frame summer house. Cold water tap.

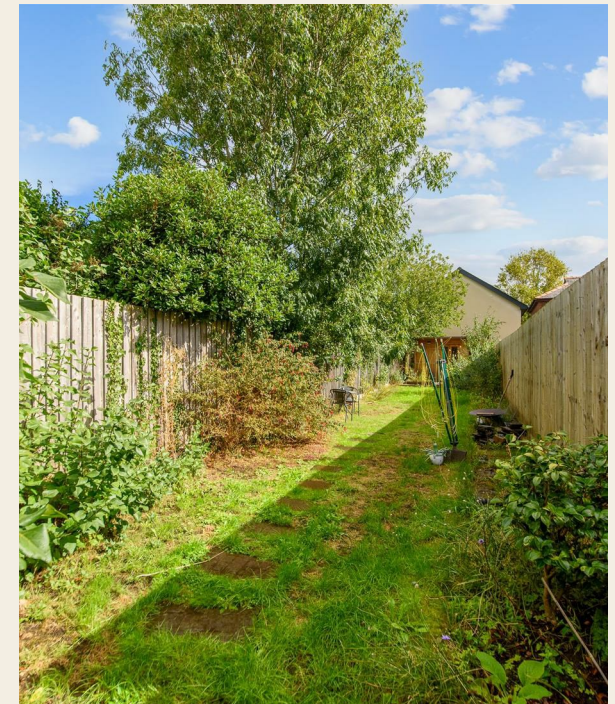
Additional Information

Freehold. Council Tax Band D (Cardiff). EPC rating D.

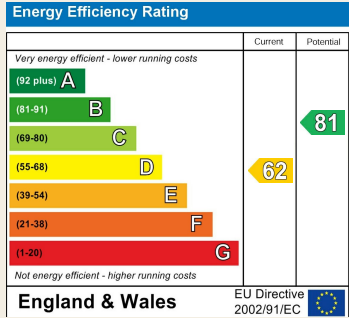
Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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.



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.