Cowbridge Road East

CARDIFF, CF5 1HA

GUIDE PRICE £225,000

Hern & Crabtree



Cowbridge Road East

A traditional three-bedroom bay-fronted home offering fantastic potential in the heart of Canton, with three reception rooms and a generous amount of living space!

Situated along the ever-popular Cowbridge Road East, this traditional three-bedroom terraced home presents an exciting opportunity for buyers looking to put their own stamp on a property in one of Cardiff's most vibrant and convenient locations.

The accommodation briefly comprises an entrance hallway, bay-fronted lounge, separate dining room, further reception room and kitchen. Upstairs are three bedrooms and a family bathroom.

Outside, the property benefits from an established front garden and an enclosed rear garden with raised planting areas and an outbuilding, offering further potential for improvement.

Ideally located in the heart of Canton, the property is within easy reach of a fantastic selection of independent shops, cafés, restaurants and local amenities. Victoria Park, Pontcanna and Cardiff City Centre are also conveniently accessible.

A fantastic opportunity to create a beautiful home in a sought-after and convenient location. Viewing is highly recommended!











Approx 1214.00 sq ft

Council Tax Band: D

Entrance
Entrance via an established front garden with a variety of mature shrubs and planting, with a paved pathway leading to a wooden entrance door with decorative glazed panels, opening into the entrance hallway.

Living Room
11'0" x 14'3"
A spacious bay-fronted living room with a large window overlooking the front garden, allowing plenty of natural light. Features include traditional ceiling coving, a ceiling light point and a wooden panelled door.

Dining Room
11'8" x 10'10"
Double glazed door leading to the rear garden, ceiling light point, fitted carpet and ample space for dining furniture. Room offers potential for a variety of uses.

Reception Room
9'7" x 11'6"
Double glazed window to the side return, textured ceiling with coving, feature fireplace with electric fire, fitted carpet and door leading to the hallway and kitchen.

Kitchen
9'7" x 9'7"
Double glazed window to the rear, fitted wall and base units with work surfaces over, stainless steel sink and drainer, space for appliances, ceiling spotlights, tiled flooring and double glazed door providing access to the rear garden.

Bedroom One
14'7" x 11'6"
A spacious double bedroom with two double glazed windows to the front, high ceilings, feature wallpaper, ample space for bedroom furniture and fitted carpet.

Bedroom Two
11'9" x 8'5"
Double glazed window to the rear, exposed ceiling joists, timber floorboards and walls partially stripped back.

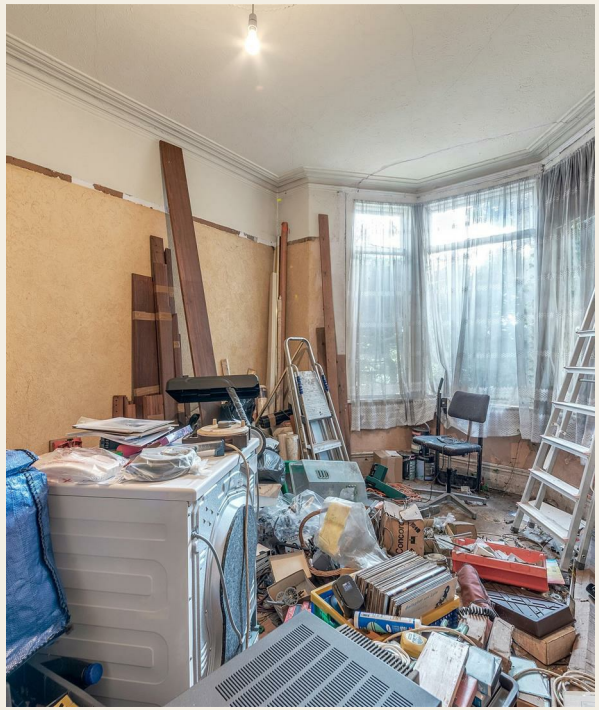
Bedroom Three
8'11" x 9'7"
Double glazed window to the rear, sloping ceiling with spotlights, space for bedroom furniture and fitted carpet.

Bathroom
6'8" x 8'0"
Obscured double glazed window to the side, wood-panelled ceiling, panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low-level WC and patterned vinyl flooring.

Rear Garden
Enclosed rear garden with a raised area laid with bark chippings, paved pathway, established planting areas and raised beds. The garden also benefits from an outbuilding offering excellent potential for conversion into a coach house, similar to neighbouring properties, subject to obtaining the necessary planning permissions and consents.

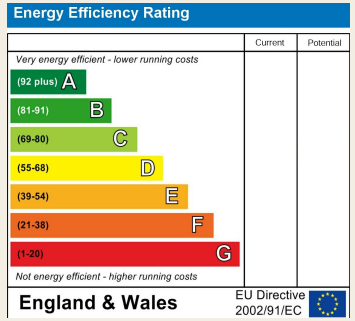
Additional Information
Council Tax Band (Cardiff) - D
EPC - TBC

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