Clive Road

CANTON, CF5 1GN

GUIDE PRICE £400,000

Hern & Crabtree



Clive Road

A substantial three-bedroom period home with generous proportions, plenty of original character and scope for further updating.

The ground floor opens with a traditional entrance hall leading into a spacious front living room with a large bay window, decorative stained-glass detailing, fireplace and high ceilings. This flows through to a second sitting area, creating an impressive amount of reception space. To the rear is a separate kitchen with wooden worktops and range-style cooker, alongside a particularly generous dining room with French doors opening onto the garden. A useful utility area completes the ground floor. Outside, the property has an enclosed rear garden with access directly from the dining room.

Upstairs are three well-proportioned bedrooms, including a particularly large principal bedroom to the front with bay window. The first floor also includes a spacious family bathroom with bath and overhead shower, together with additional storage.

Situated on Clive Road in Canton, the property is well placed for the independent shops, cafés, bars and restaurants of Canton and nearby Pontcanna, with Victoria Park and Thompson's Park also within easy reach. Cardiff city centre is readily accessible, making this a particularly convenient location for both everyday amenities and commuting.











Approx 1557.00 sq ft

Council Tax Band: F

Entrance Hall
Panelled entrance door with obscured decorative glazing and stained-glass fanlight above. High ceiling with decorative cornicing and access through to the principal ground-floor accommodation, with staircase rising to the first floor. Radiator. Exposed timber floorboards.

Living Room
Impressive bay window to the front elevation incorporating stained-glass upper panels and fitted shutters. High ceiling with decorative cornicing and picture rail. Feature fireplace with hearth and built-in shelving to one side. Radiator. Carpeted flooring. Wide opening through to:

Sitting Room
Window to the side elevation. High ceiling with decorative cornicing and picture rail. Built-in shelving and recessed storage/display areas. Radiator. Carpeted flooring.

Kitchen
Windows to the side elevation. Fitted with a range of shaker-style wall and base units with timber work surfaces, incorporating a central island/breakfast bar. Inset sink and drainer, range-style cooker with extractor hood over, tiled splashbacks and space for further appliances. Pendant and recessed ceiling lighting. Exposed timber floorboards. Open access through towards the dining room.

Utility
Accessed from the kitchen, providing additional practical storage/utility space with door leading towards the side/rear of the property.

Dining Room
French doors with surrounding glazed panels opening onto the rear garden, together with additional windows to the side elevations. Spacious room with ample space for a large dining table. Radiators. Exposed timber floorboards.

Landing
Access to all three bedrooms, family bathroom and storage cupboard. Traditional spindle balustrade, ceiling light and loft access. Radiator. Carpeted flooring.

Bedroom One
Large bay window to the front elevation with stained-glass upper panels and fitted shutters. High ceiling with decorative cornicing and picture rail. Feature fireplace and built-in shelving. Radiator. Carpeted flooring.

Bedroom Two
Window to the side elevation. High ceiling with decorative cornicing. Built-in shelving. Radiator. Painted timber floorboards.

Bedroom Three
Windows to the rear and side elevations. Ceiling with exposed structural detailing. Radiator. Carpeted flooring.

Bathroom
Two obscured windows to the side elevation. Fitted with a panelled bath with shower over and tiled surround, pedestal wash hand basin and WC. Feature decorative fireplace and fitted shelving. Radiator. Tiled-effect flooring.

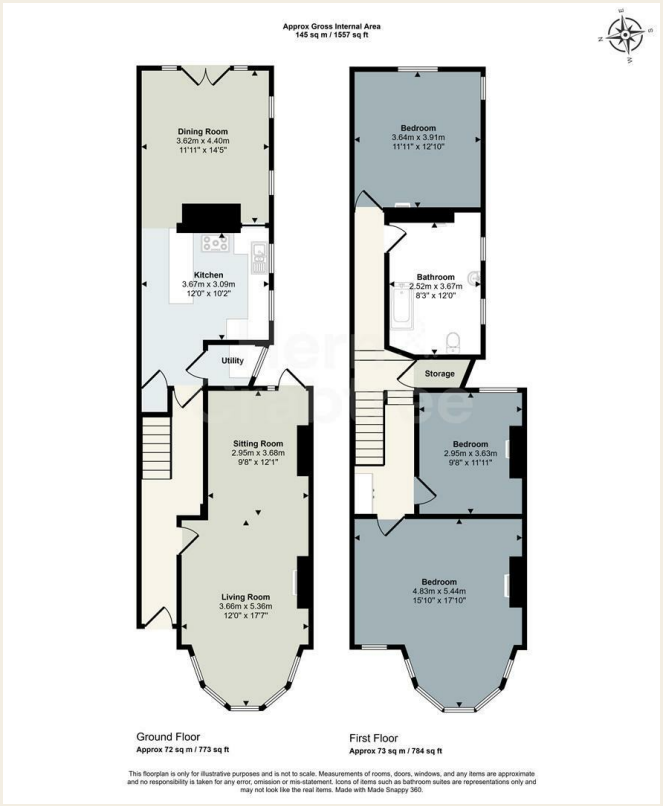
Rear Garden
Enclosed rear garden accessed from the dining room, with a combination of paved and planted areas, enclosed by brick boundary walls and fencing.

Additional Information
Freehold. Council Tax Band F (Cardiff). EPC rating E.

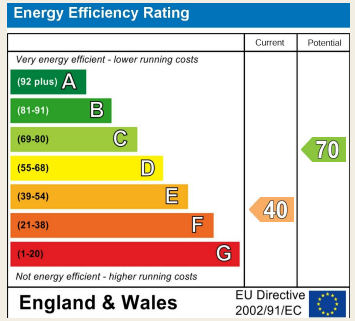
Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove 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.

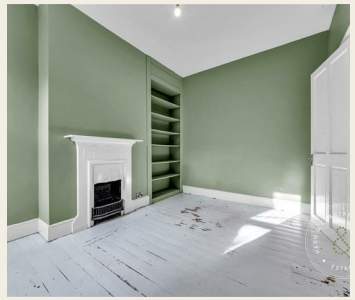


Good old-fashioned service with a modern way of thinking.











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.