

# Clive Road

CANTON, CARDIFF, CF5 1HF

GUIDE PRICE £275,000

Hern &  
Crabtree



# Clive Road

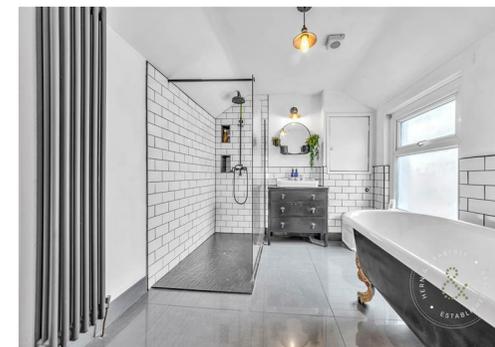
With a beautifully landscaped garden and light-filled living spaces, this two-bedroom mid-terrace on Clive Road is made for easy, everyday living.

Step inside and you're welcomed by a light hall leading through to an inviting open-plan living and sitting area – perfect for relaxing evenings or entertaining guests. To the rear, the open-plan kitchen and dining room is the heart of the home. Thoughtfully designed for modern living, this space offers ample storage, sleek worktops and direct access to the landscaped garden via elegant French doors.

Upstairs, you'll find two well-proportioned bedrooms and a beautifully appointed family bathroom featuring a luxurious freestanding claw-foot bathtub, a large walk-in double shower and contemporary fittings throughout.

Outside, the private rear garden has been professionally landscaped to provide a low-maintenance, stylish outdoor retreat – ideal for those who love to entertain or simply unwind.

Clive Road is perfectly positioned within walking distance of Chapter Arts Centre, the boutiques and cafes of Cowbridge Road East, and excellent local schools and transport links. With Canton's vibrant community on your doorstep and Pontcanna's green spaces just a short stroll away, this is city living at its finest.



# 895.00 sq ft

## Hallway

Enter via a double glazed composite door to the front elevation with window over. Coved ceiling. Wooden laminate flooring. Stairs rising up to the first floor.

## Living Room

Double glazed window to the front elevation. Coved ceiling. Ceiling Rose. Wooden laminate flooring. Radiator.

## Sitting Room

Chimney with inset. Wooden laminate flooring. Radiator. Understairs storage alcove.

## Kitchen

Open plan kitchen and dining room. Wall and base units with worktops over. One and half bowl composite sink and drainer with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Integrated fridge freezer. Plumbing for washing machine. Breakfast bar. Vinyl flooring. Radiator.

## Dining Room

Open plan kitchen and dining room. Double glazed French doors to the garden. Tiled flooring.

## Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Loft access hatch.

## Bedroom One

Two double glazed windows to the front elevation. Radiator.

## Bedroom Two

Double glazed window to the rear elevation. Wooden laminate flooring. Radiator.

## Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Vanity unit. Double shower with glass splashback screen and fitted shower over. Freestanding roll top claw feet bath with central mixer taps. Part tiled walls. Tiled flooring. Radiator. Extractor fan. Fitted cupboard with concealed gas combination boiler.

## Garden

Enclosed rear garden. Concrete patio. Stone chippings. Raised flower borders.

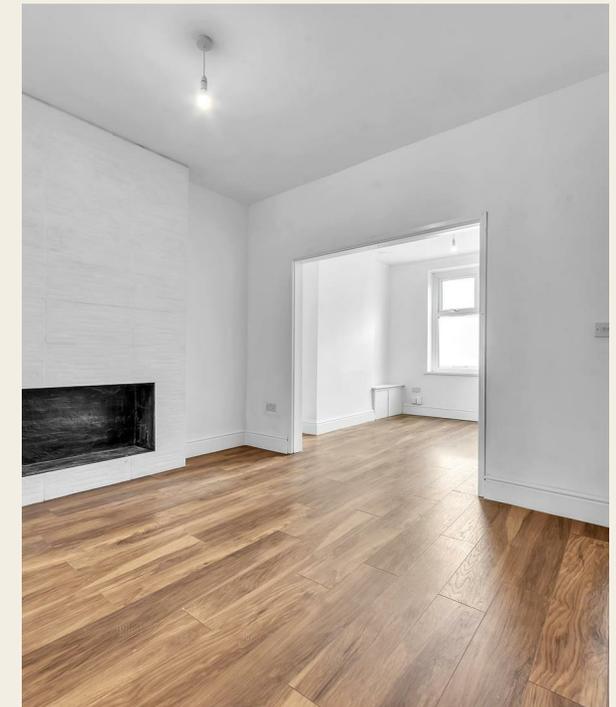
## Additional Information

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

## 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</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>	<b>39</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

