Clive Road

CANTON, CF5 1HG

£240,000

Hern & Crabtree



Clive Road

A two-bedroom maisonette offering a wonderfully spacious and versatile home, arranged over an attractive split-level layout.

The main living space is a particular highlight, with an impressive open-plan kitchen, dining and living area providing an excellent space for both everyday living and entertaining. The kitchen is fitted with a range of modern units and integrated appliances, while French doors provide access to the enclosed rear courtyard.

The accommodation also includes two bedrooms, together with a generous family bathroom featuring a freestanding bath and separate shower.

Outside, the property enjoys a private, low-maintenance courtyard garden, providing a useful and secluded outdoor space.

Clive Road is superbly situated for the excellent selection of independent shops, cafés, restaurants and amenities found throughout Canton and nearby Pontcanna, with Victoria Park and Thompson's Park also within easy reach. Cardiff city centre is readily accessible by foot, bicycle or public transport, making this a wonderfully convenient home in one of the city's most popular neighbourhoods.











Approx 708.00 sq ft

Council Tax Band: D

Entrance
Accessed via the rear courtyard through double-glazed French doors into the open-plan kitchen, living and dining room.

Open-Plan Kitchen/Living Room
Double-glazed French doors and further double-glazed windows to the courtyard. Wall-mounted lighting. Stairs rising to the first floor. Kitchen fitted with base units with worktops over and tiled upstands. Stainless-steel one-bowl sink and drainer with mixer tap. Integrated four-ring gas hob with stainless-steel splashback and cooker hood over. Integrated oven. Integrated fridge freezer. Space and plumbing for washing machine. Fitted shelving. Extractor fan. Laminate flooring.

Dining Room
Double-glazed French doors to the courtyard with additional double glazed windows. Rooflight. Laminate flooring. Underfloor heating.

Landing
Rooflight. Doors to the bedroom and bathroom.

Bedroom One
Double glazed window. Radiator. Loft access hatch.

Bedroom Two
Double glazed window. Radiator. Loft access hatch. Inset shelving.

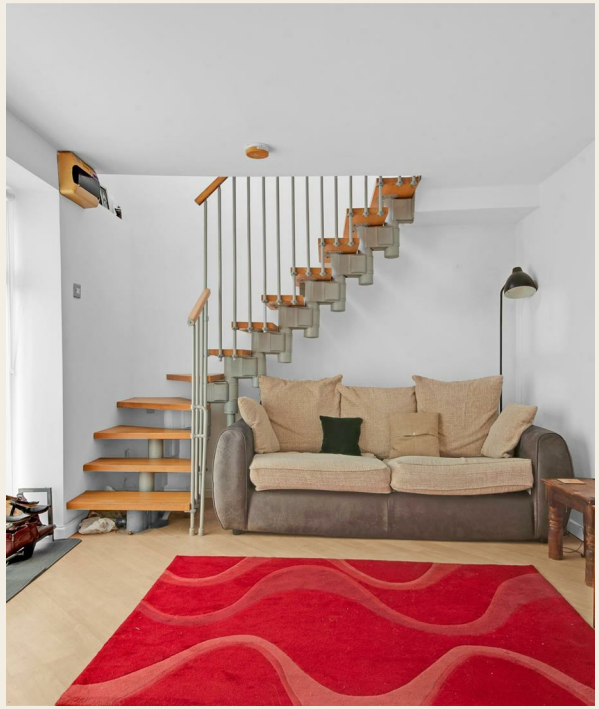
Bathroom
Double glazed window. W/C and wash hand basin. Freestanding bath. Separate shower enclosure. Heated towel rail. Part-tiled walls. Stripped wooden flooring. Extractor fan. Shaver point. Fitted storage cupboard with gas combination boiler.

Courtyard
Brick-paved courtyard enclosed by fencing and gates. Timber storage shed. Access to the property via double-glazed French doors.

Additional Information
Flying freehold. Council Tax Band D (Cardiff). EPC rating D.

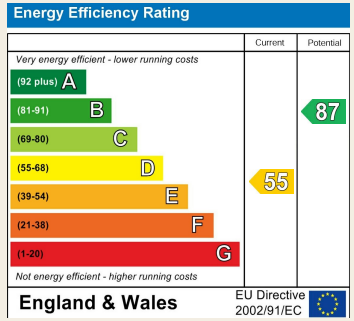
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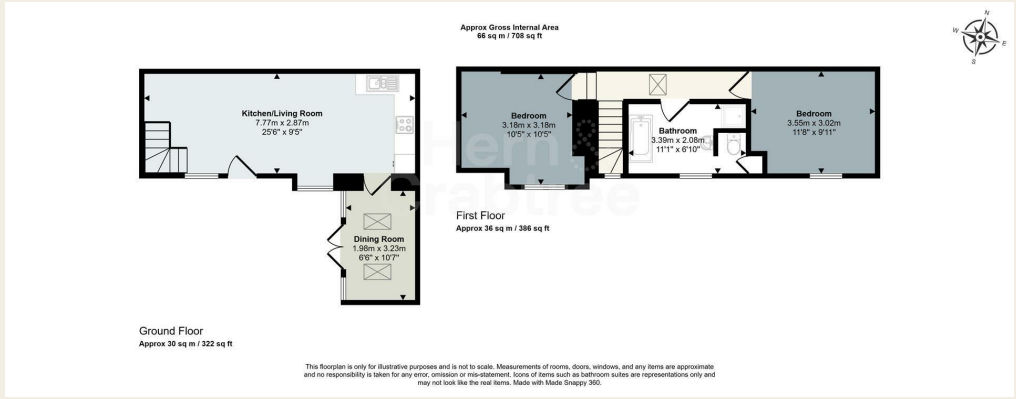


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