

Lansdowne Avenue East

CANTON, CARDIFF, CF11 8BU

GUIDE PRICE £350,000

**Hern &
Crabtree**



Lansdowne Avenue East

A lovely three-bedroom semi-detached home with off-road parking.

A welcoming entrance hallway features attractive parquet flooring and leads into a spacious front living room, where a large bay window with fitted shutters provides plenty of natural light. To the rear is a separate dining room with French doors opening directly onto the garden. The kitchen is fitted with a range of traditional-style units, wooden work surfaces, a Belfast sink and range-style cooker, complemented by classic metro tiling and a striking black-and-white tiled floor. Beyond the kitchen is a useful ground-floor WC.

Upstairs are three bedrooms, including two generous doubles. The front principal bedroom benefits from another impressive bay window with fitted shutters, while the second double enjoys a pleasant outlook over the rear garden. The third bedroom provides a versatile space that would work equally well as a child's bedroom, nursery or home office. A shower room completes the first-floor accommodation.

Outside, the property is set back behind a front garden with a driveway providing off-road parking. To the rear is an enclosed garden with a paved seating area and lawn, accessed directly from the dining room.

Lansdowne Avenue East is a residential road within the ever-popular Canton area of Cardiff, well placed for the independent shops, cafés and amenities along Cowbridge Road East, while also providing convenient access towards Pontcanna and Cardiff city centre.



Front Garden & Driveway

To the front, the property is set back from the road behind a garden with mature planting. A driveway alongside provides the all-important benefit of off-road parking and leads towards the side of the house.

Entrance Hall

Entered via the front door into a welcoming hallway with attractive parquet flooring, stairs rising to the first floor and doors leading through to the ground-floor accommodation. The hallway has plenty of character and provides a practical entrance into the home.

Living Room

A generous main reception room positioned at the front of the property. A large bay window with fitted shutters allows plenty of natural light into the room, while the proportions provide ample space for sofas and additional freestanding furniture.

Dining Room

The second reception room sits at the rear of the property and works perfectly as a dedicated dining and entertaining space. There is room for a good-sized dining table and additional furniture, while French doors open directly onto the rear garden and bring plenty of natural light into the room. A feature fireplace creates a natural focal point to the room, with wooden flooring completing the space.

Kitchen

Fitted with a range of cream base units complemented by wooden work surfaces and metro-style splashbacks. There is a Belfast-style sink positioned beneath the side window, a range-style cooker and space for further appliances. The room is finished with vinyl flooring.

Ground Floor WC

A useful ground-floor WC located just off the kitchen.

Landing

The staircase rises to the first-floor landing, which provides access to all three bedrooms and the shower room.

Bedroom One

A generous principal bedroom positioned at the front of the property, with a large bay window and fitted shutters. The

room comfortably accommodates a king-size bed along with further bedroom furniture.

Bedroom Two

Another well-proportioned double bedroom, this time positioned at the rear of the property with a pleasant outlook across the garden. There is ample room for a double bed along with wardrobes and additional freestanding furniture.

Bedroom Three

Currently used as a dressing room, this versatile third bedroom could equally be used as a bedroom, nursery or home office depending on the needs of the next owner.

Shower Room

The first-floor shower room is fitted with a shower enclosure, WC and wash hand basin, with a window providing natural light and ventilation.

Rear Garden

The enclosed rear garden offers a great outdoor space with direct access from the dining room. Immediately outside the house is a paved patio area, ideal for outdoor seating and entertaining, which leads onto a lawn bordered by established planting. The garden provides plenty of space for children, entertaining or simply enjoying the warmer months.

Additional Information

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

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. 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.

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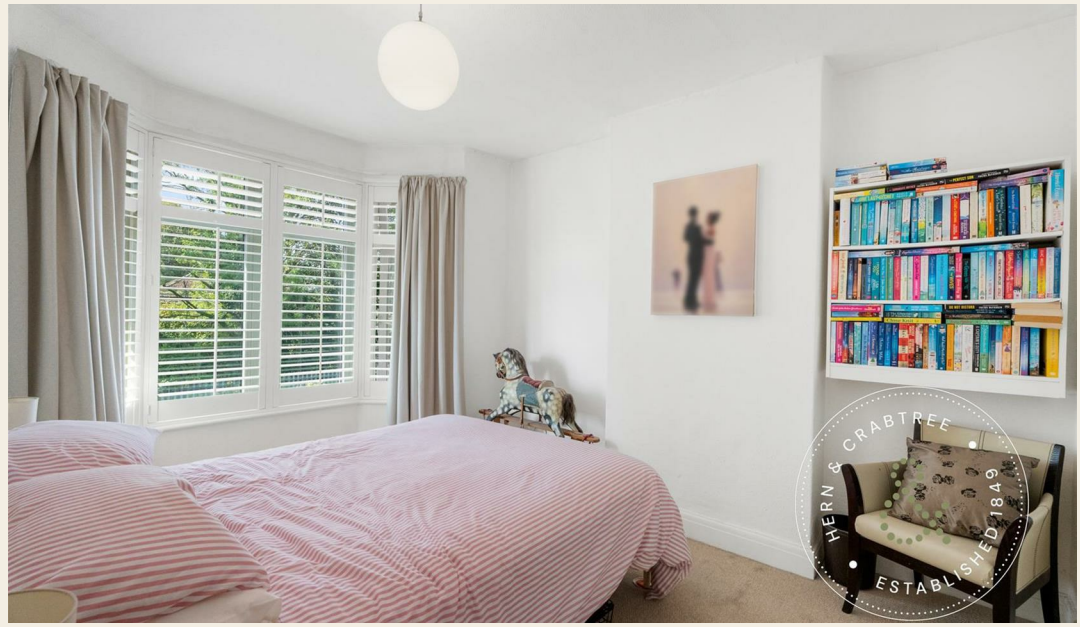
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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