Courtenay Road

SPLOTT, CF24 2JP

GUIDE PRICE £300,000

Hern & Crabtree

Courtenay Road

A beautifully presented three-bedroom terraced house situated on Courtenay Road.

A front forecourt garden leads to an enclosed porch and into a welcoming hallway where original tiled flooring immediately establishes the character of the house. The open plan living and dining room unfolds beyond, with a bay window, stripped wooden flooring and a cast iron log burner.

To the rear, the kitchen is arranged with practicality in mind and is complemented by a cloakroom. The rear garden extends the living space outdoors and benefits from a garage accessed via the rear lane, offering valuable storage or secure parking.

The first floor hosts three double bedrooms, each well proportioned and versatile, together with a family bathroom.

Splott enjoys a strong sense of community and sits within one of Cardiff's most sought after residential pockets. Independent cafés, local shops and well regarded schools are within easy reach, while nearby parks provide welcome green space for morning walks or weekend leisure. Excellent transport links connect seamlessly to Cardiff city centre, the university and principal business districts, making this an address that balances tranquillity with accessibility.

Approx 981.00 sq ft

Council Tax Band: D

Front
Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Porch
Double glazed obscure door to the front elevation with window over. Tiled flooring. Tiled sidings. Door leading to:

Hallway
Coved ceiling. Dado rail. Original tiled flooring. Radiator. Stairs rise up to the first floor.

Living Room
Double glazed bay window to the front elevation with fitted plantation shutters. Coved ceiling. Cast iron log burner with slate hearth. Fitted shelving into alcoves. Stripped wooden flooring. Radiator. Squared off archway to the dining room.

Dining Room
Double glazed window to the rear elevation. Fitted window seat. Coved ceiling. Cast iron feature fireplace. Understairs storage cupboard. Stripped wooden flooring. Radiator. Squared off archway to the living room.

Kitchen
Double glazed window to the side elevation. Dado rail. Wall and base units with worktops over. One bowl composite sink and drainer with pull out mixer tap. Space for gas cooker with tiled splashback and cooker hood over. Plumbing for washing machine. Space for fridge freezer. Original tiled flooring. Radiator.

Inner Hall
Double glazed obscure barn style door to the rear garden. Original tiled flooring.

Cloakroom
Double glazed obscure window to the side elevation. W/C and wash hand basin. Half rise feature wooden wall panelling. Luxury vinyl tile flooring.

Landing
Stairs rise up from the hallway. Stripped wooden stairs with carpet runner. Dado rail. Wooden banister with spindles. Fitted linen cupboard. Loft access hatch.

Bedroom One
Double glazed bay and half window to the front elevation. Coved ceiling.Picture rail. Stripped wooden flooring. Two radiators.

Bedroom Two
Double glazed window to the rear elevation. Coved ceiling. Half rise feature wooden wall panelling. Stripped wooden flooring. Radiator.

Bedroom Three
Double glazed window to the rear elevation. Inset within chimney breast with exposed brickwork and slate hearth. Stripped wooden flooring. Radiator. Fitted cupboard with concealed gas combination boiler.

Bathroom
Double glazed obscure window to the side elevation. W/C. Wash hand basin with vanity unit. Double shower tray with glass splashback screen and fitted shower over. Part tiled walls. Luxury vinyl tile flooring. Heated towel rail. Extractor fan. Shaver point.

Garden
Enclosed rear garden. Paved patio. Outside light. Cold water tap. Pedestrian gate leading to rear lane access. Garage.

Additional Information
Freehold. Council Tax Band D (Cardiff). EPC rating TBC.

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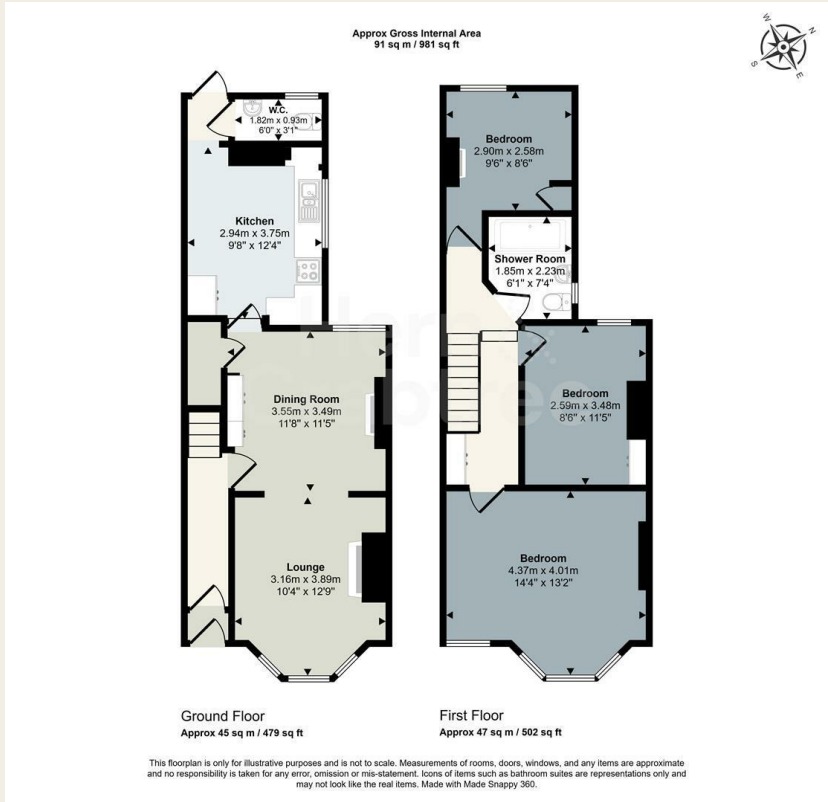

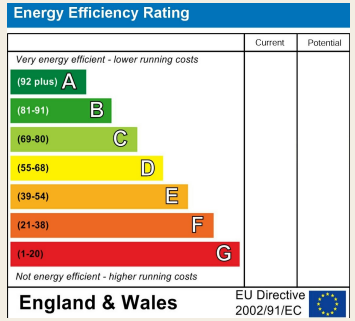

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