

# Lansdowne Road

CANTON, CARDIFF, CF5 1PW

OFFERS OVER £325,000

Hern &  
Crabtree



# Lansdowne Road

An attractive traditional bay fronted family home, conveniently situated on Lansdowne Road, with easy access to the city centre of Cardiff, Cardiff Bay, Pontcanna and all of the amenities the vibrant Canton area has to offer.

The property offers wonderful traditional features, including high ceilings, wooden flooring and offers a more traditional layout - having two spacious reception rooms, making this a versatile home for families or for those looking for additional home working space. The recently updated kitchen is bright and offers plenty of storage and upstairs are three good size bedrooms and a lovely bathroom.

To the front of the property is a fore court garden and to the rear is an enclosed garden with rear lane access and outbuilding.

To arrange your viewing, please contact the Pontcanna team.



# sq ft

## Reception hall

A traditional, stylish entrance hallway with feature black and white floor tiles. Wood panelled door with feature stained glass window provides access to the hall, with additional stained glass windows to the side providing extra light. Coving to the ceiling. Picture rails. Dado rail. Staircase rising to the first floor with newel posts and spindles. Radiator. Understairs recess provides useful space for coats and shoes. Traditional wooden door to:

## Lounge

A light and spacious reception room. Bay window to the front elevation. Stripped wooden flooring. Feature fireplace with display mantle and slate hearth and surround. Coving to the ceiling. Picture rail. Dado rail. Deep skirting boards.

## Dining room

A light and spacious dining room. Bay window to the rear elevation with aspect to the garden. Feature fireplace with display mantle and slate hearth. Coving to the ceiling. Picture rail. Dado rail. Stripped wooden flooring. Radiator.

## Kitchen

A light and spacious gallery style kitchen with a wide range of matching wall and base units with cupboards and drawers offering ample storage facilities with wood effect laminate work tops over. Plumbing for washing machine and space for tumble dryer and dishwasher. Stainless steel sink drainer unit with mixer tap. Space for fridge freezer. Built in electric oven with four ring gas hob and chimney style extractor fan above. Walls are part tiled. Tiled flooring. Radiator. Windows to the side and rear elevation. Door to the rear giving access to the garden.

## Landing

Access to the boarded loft space with pull down hatch and ladder. Dado rail.

## Bedroom one

A spacious master bedroom. Bay window to the front elevation. Stripped wooden flooring. Picture rail. Radiator. Built in storage.

## Bedroom two

A spacious second bedroom. Window to the rear elevation. Radiator. Two double built in wardrobes to alcoves providing good storage facilities. Coving to the ceiling.

## Bedroom three

Window to the front elevation. Radiator. Picture rail.

## Family bathroom

A three piece suite in white comprising: panelled bath with mains pressure shower over and screen, pedestal wash hand basin and close coupled WC. Walls are fully tiled. Heated towel radiator. Tiled flooring. Extractor. Spotlights to the ceiling. Window to the rear elevation.

## Outside front

To the front of the property is an enclosed fore court garden with low level brick walling and gate providing pedestrian access to the front of the property.

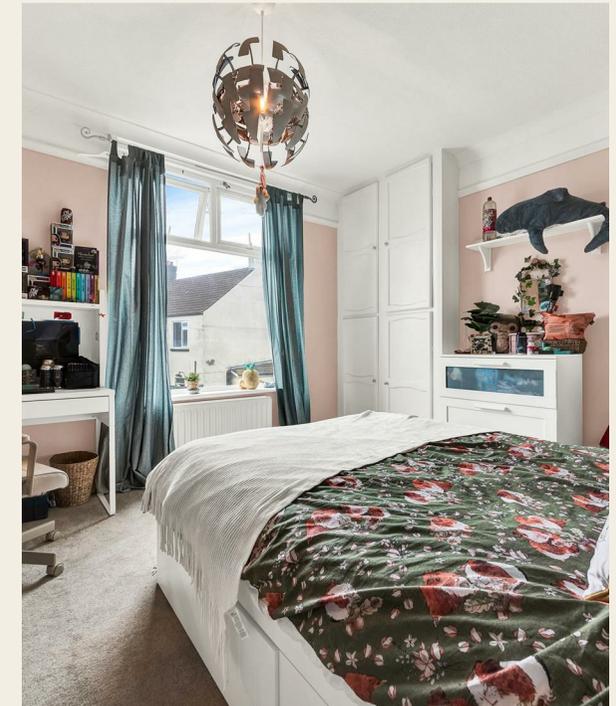
## Outside rear

The rear garden is of low maintenance, mainly laid to chippings with paved patio areas offering space for table and chairs. Rear lane access. Garage with pedestrian door from the rear garden.

## Additional information

### 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.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Approx Gross Internal Area  
102 sq m / 1094 sq ft



Ground Floor  
Approx 55 sq m / 587 sq ft

First Floor  
Approx 47 sq m / 507 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Hern & Crabtree

02920 228135 | [pontcanna@hern-crabtree.co.uk](mailto:pontcanna@hern-crabtree.co.uk) | [hern-crabtree.co.uk](http://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.