

# Stafford Road

CARDIFF, CF11 6SU

GUIDE PRICE £235,000

**Hern &  
Crabtree**





# Stafford Road

Beautifully finished and full of thoughtful touches, this mid-terrace home has been carefully looked after and tastefully updated. Well-proportioned rooms come together to create a space that feels calm, comfortable and immediately welcoming.

Step inside via the porch and you're welcomed into a spacious lounge and dining area—an open, flowing space ideal for relaxing evenings or hosting friends. Natural light streams through the windows, highlighting soft, neutral tones and contemporary finishes that give this home its bright and calming atmosphere.

To the rear, the kitchen has been well-appointed and features French doors that open directly onto a low-maintenance garden—a perfect spot for morning coffee or alfresco dining during warmer months.

Upstairs, two well-proportioned bedrooms and a modern family bathroom sit on the first floor, while a versatile loft room above offers valuable additional space. Whether used as a home office, creative studio, or an occasional guest room, the loft adds real flexibility to this already well-rounded home.

A short stroll brings you to the independent shops, cafés, and eateries of Cowbridge Road East, while nearby Victoria Park and Chapter Arts Centre provide a rich cultural backdrop. Commuters will appreciate excellent transport connections into the city centre, and families benefit from proximity to well-regarded local schools.



**997.00 sq ft**

#### Porch

Enter via a double glazed composite door to the front elevation with window over. Coved ceiling. Wooden parquet flooring. Door leading to:

#### Lounge/Diner

Double glazed window to the front elevation. Double glazed window to the rear elevation. Coved ceiling. Picture rail. Chimney breast inset with wood burning stove and slate hearth. Two radiators. Wooden parquet flooring. Stairs rise up to the first floor. Door leading to:

#### Kitchen

Two double glazed windows to the side elevation. Double glazed French doors leading to the rear garden. Coved ceiling. Wall and base units with wooden worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Integrated dishwasher. Plumbing for washing machine. Space for fridge freezer. Two radiators. Tiled flooring.

#### Landing

Stairs rising up from the lounge/diner. Wooden handrail and spindles. Matching bannister. Coved ceiling. Fitted shelving. Stairs rise up to the loft.

#### Bedroom One

Two double glazed windows to the front elevation. Coved ceiling. Picture rail. Radiator. Fitted wardrobe.

#### Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Picture rail. Radiator. Fitted shelving.

#### Bathroom

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Bath with tiled splashback. Corner shower quadrant with fitted shower. Part tiled walls. Tiled flooring. Radiator. Extractor fan.

#### Loft

Double glazed skylight window. Wooden laminate flooring. Power and light.

#### Garden

Enclosed rear garden. Paved patio. Grass lawn. Mature shrubs. Timber frame storage shed. Side return. Outside light.

#### Additional Information

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

#### Disclaimer

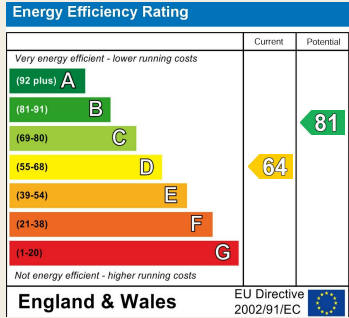
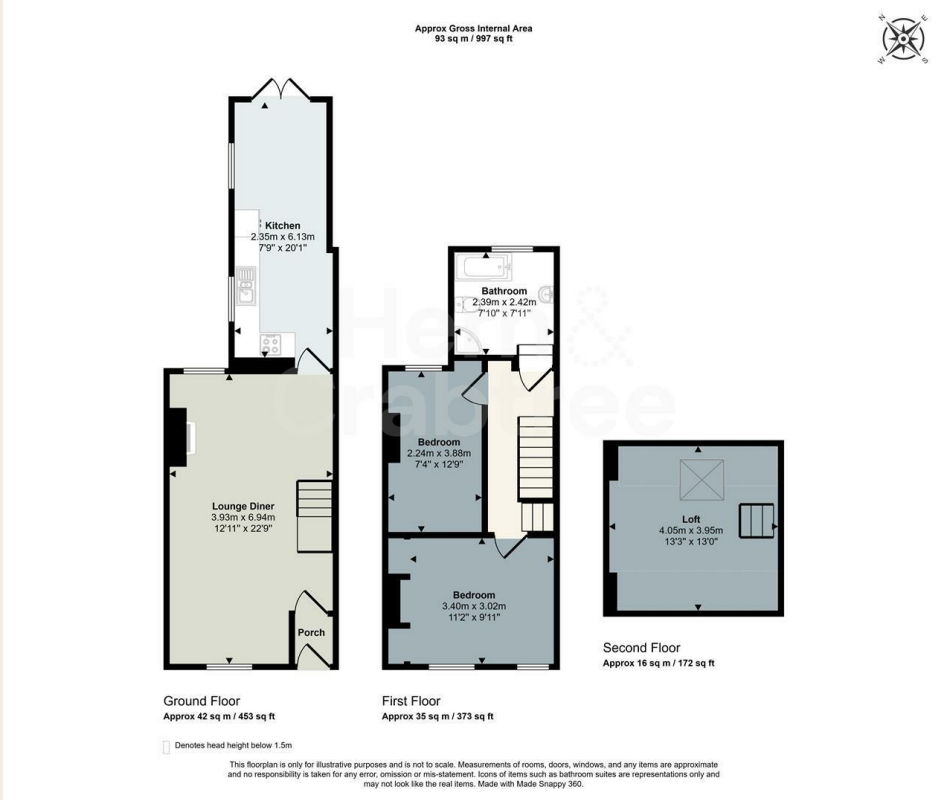
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