

Radnor Road

| | Canton | CF5 1RA

Viewing launch date Saturday 22nd April - please call /email to reserve your appointment.

Radnor Road is perfectly placed within a stone's throw of Thompson Park and Chapter Arts Centre along with the vibrant and celebrated eclectic mixture of Canton's shops, cafes and restaurant scene. Behind this traditional bright white flush-fronted facade is a superbly transformed home offering high ceilings, much natural light and a sympathetically modern interior.

Off the entrance hall is a separate living room styled with warm colour tones and offers a contemporary fireplace installed within the chimney breast. The hall opens out to a dining room with access to the garden along with a large opening to a matching minimalistic-styled kitchen and breakfast room featuring a large skylight window and French doors out to the rear patio. On the first floor are three bedrooms and a beautiful, timeless four-piece bathroom suite that compliments the home's sophisticated and light palette. Outside you'll find a landscaped, south-west aspect rear garden to be enjoyed, along with a small front forecourt.

Canton offers excellent public transport links to Cardiff city centre, reputable English and Welsh Schools and a large variety of amenities to be enjoyed.

Entrance Hall

Entered via double glazed composite door to the front, matching window over. Luxury vinyl Amtico flooring, radiator, stairs to the first floor, hallway opens out into the dining room.

Living Room
11'7 max x 13'1 max

Double glazed window to the front, radiator, luxury vinyl Amtico flooring, chimney breast with an Gazco electric fire.

Dining Room
10'10 max x 12'2 max

Double glazed door leading out to the rear garden, series of spotlights, chimney breast alcove decoratively tiled. Radiator, luxury vinyl Amtico flooring under stair storage cupboard. Open plan to the kitchen. Stairs to the first floor.

Kitchen Breakfast Room
7'2 x 18'5

Double glazed window to the side, fitted wall and base units with composite worktops over, stainless steel sink with mixer tap. Integrated full-length 'Bosch' dishwasher, integrated 'Bosch' four ring ceramic hob with cooker hood over. Integrated washing machine, integrated 'Bosch' oven, integrated microwave grill combi. Integrated fridge freezer. Radiator, luxury vinyl Amtico flooring open to a breakfast area, skylight windows, spotlights and french doors that lead out to the rear garden.

Landing

Stairs rise up from the dining room. Loft access hatch, radiator , wooden banister.

Bedroom One
9'4 max x 12'00 max

Double glazed windows to front aspect. Radiator.

Bedroom Two
11'4 max x 9'10 max

Double glazed window to the rear, radiator.

Bedroom Three
5'2 x 9'4

Double glazed window to the front, radiator.

Bathroom
7'6 max x 9'3 max

Double glazed obscured window to the rear, free standing bath with up stand mixer tap and separate shower mixer. Double walk in shower with plumbed shower and mixer, glass screen and tiled enclosure. Wall hung wash hand basin with mixer tap, extractor fan, spot lights, tiled splash back, tiled flooring. WC, chrome heated towel rail.

Outside

RADNOR ROAD

Guide Price £390,000



Rear Garden
Enclosed landscaped garden with porcelain slabe, retaining wall with railway sleepers to a paved patio and artificial lawn, ready for flower borders, mature Camilla tree. Side return, outside power and cold water tap, feature stone wall.

Front
Front forecourt garden with gate, low rise wall and porcelain slabs.

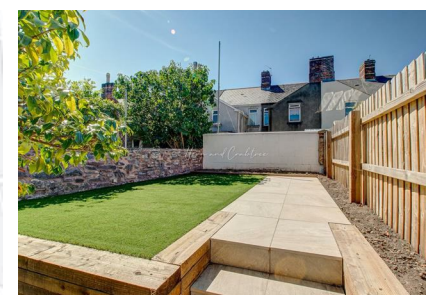
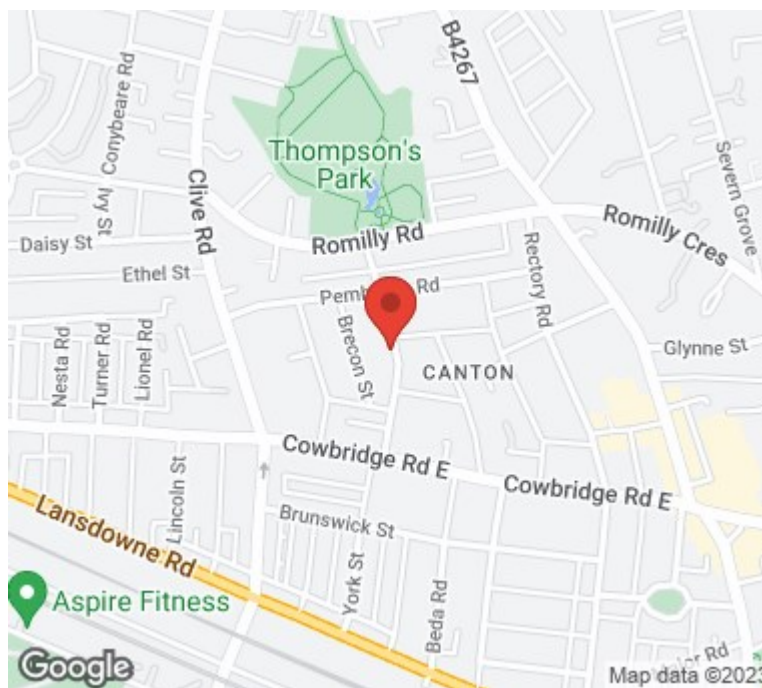
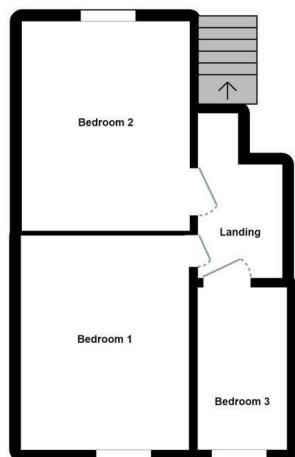
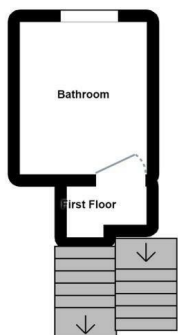
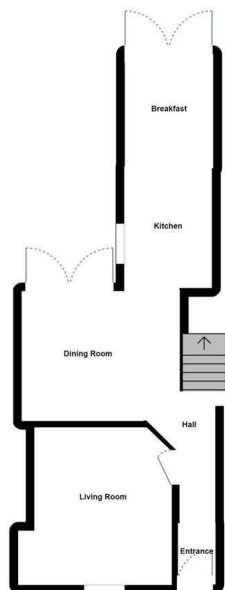
Additional Information
We have been advised by the vendor that the property is Freehold. The council tax band is E. The seller has given us the following information:
• Entire property has undergone

major renovation to a very high standard.
• Upstairs - thick underfloor ply on top of floorboards then cloud 9 underlay, high density high quality carpet.
• Re concrete downstairs for insulation and solidity.
• Mediterranean style themed red pointing on back garden wall and large sand coloured porcelain paving slabs
• Re wired re-plumbed (all copper piping throughout)
• New alcathene pipe water supply through property
Known for hosting a variety of film festivals, experimental art exhibitions and celebrating diversity, Chapter Arts Centre, which features an independent cinema, spacious café and warm, friendly atmosphere, is a focal point of culture in the area.
Canton has developed considerably over the last 20 years but still mainly comprises of a wide array of handsome, traditional style homes highly sought after by young professionals, first time buyers and families alike.



Call Hern & Crabtree to arrange a viewing on 02920 228135

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.