



Beda Road  
| Canton | Cardiff | CF51LX

Situated in a highly sought after road in Canton, this spacious three double bedroom, end of terrace Victorian property is an ideal buy with no onward chain and easy access to a wide range of amenities. The property is easily accessible to the city centre of Cardiff by foot and train and easily reached by main transport links, so could be a great location for commuters also. The accommodation in brief comprises of through lounge/dining room, kitchen, utility room and bathroom and further benefits from gas central heating, double glazing and many period features. Viewing Highly Recommended.

# BEDA ROAD

Offers Over £300,000



## Entrance

Entered via double glazed door to the side, window over.

## Hall

Traditional reception hall with feature tiled flooring. Radiator. Staircase rising to the first floor with newel posts and spindles. Smooth plastered ceiling. Coving to the ceiling. Wired for wall light. Doors into:

## Lounge/ dining room

26'7" max x 17'5" max

A light and spacious, open plan reception room with double glazed PVC bay window to the front elevation. Coving to the ceiling. Wood laminate flooring. Two radiators. Squared off archway through to dining area with double glazed French doors to the rear elevation giving access to the garden. Dado rail. Black cast iron open

fireplace on a black slate plinth with stripped pine surround.

## Kitchen

14'1" max x 10'8" max

A good size Kitchen with double glazed window to either side. A range of matching wall and base units with complimentary work tops over. Plumbing for washing machine. Stainless steel sink and drainer unit. Space for gas cooker. Tiled flooring. Door to utility room. Space for fridge freezer. Tiled splash backs. Smooth plastered ceiling.

## Utility

10'5" x 11'6" max

A useful room with double glazed window to the rear and side elevations. Double glazed door to the garden. Radiator. Vinyl flooring. Smooth plastered ceiling. Plumbing for washing machine. Power points. Space for tumble dryer.

## First Floor

Staircase rise up from the entrance hall with wooden hand rail and spindles.

## Landing

A split level Landing. Air filter system. Radiator. Double glazed window to the side elevation. Linen cupboard. Loft access hatch. Walk in airing cupboard with 'Baxi' combination boiler.

## Bedroom one

15' max into bay x 18' max into recess

A light and spacious principle bedroom with double glazed window to the front elevation. Radiator. Coving to the ceiling.

## Bedroom two

11'2" max x 9'3" max

A second double bedroom with double glazed window to the rear elevation. Coved ceiling. Dado rail. Radiator.

## Bedroom three

9'11" x 10'8"

A good size third, double bedroom. Double glazed window to the rear elevation. Radiator. Smooth plastered ceiling. Power points.

## Bathroom

Double glazed obscured windows to the side elevation. Plumbed shower with spa jets with glass splash back screen. WC and wash hand basin with vanity cupboard. Vinyl flooring. Radiator. Heated towel radiator.

## Outside front

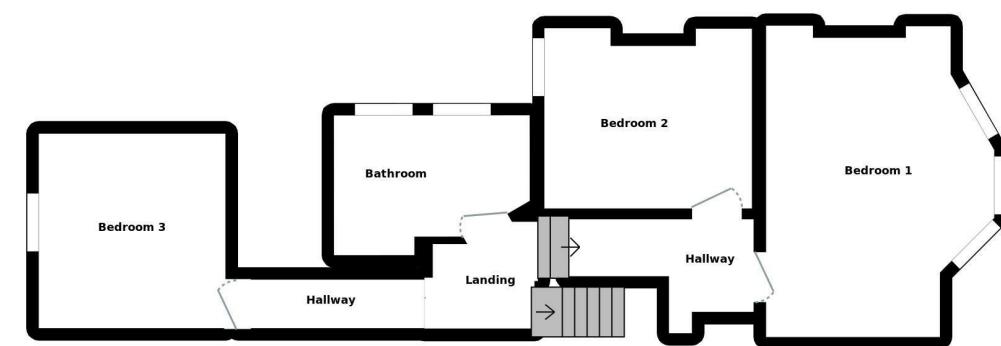
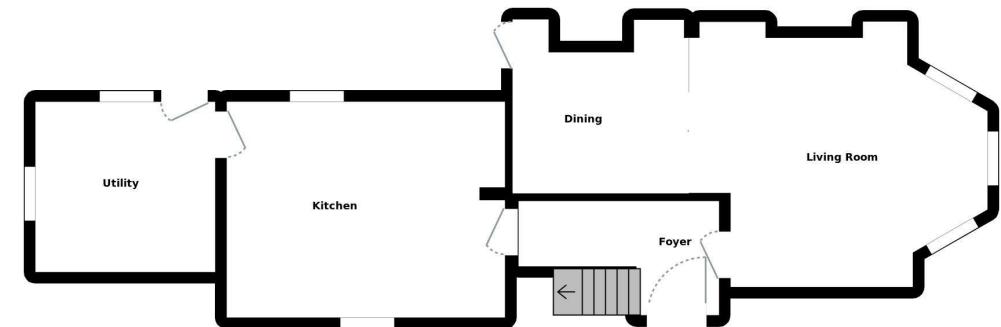
Forecourt garden.

## Outside rear

Patio garden with gate to side leading out to a side return.



Call Hern & Crabtree to arrange a viewing on **02920 228135**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
Map data ©2023 Google			

219 Cathedral Road, Pontcanna, Cardiff, Cardiff, CF11 9PP  
 Tel: 02920 228135 Email: pontcanna@hern-crabtree.co.uk



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

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.

**Hern & Crabtree**