

Hern and Crabtree

Beda Road

| Canton | Cardiff | CF5 1LW

An impressive and deceptively spacious end of terrace home split over three floors. The property has been opened up on the ground floor to incorporate the living spaces together allowing ample natural light to flood through. The unique design allows good size bedrooms, a modern four piece bathroom, laundry room and an additional cloakroom on the second floor. The living and dining room decor offers a balance of warm tones whilst a more neutral palette runs through the remainder of the property.

Beda Road is a popular street thanks to the short stroll to Canton's independent shops, cafes and amenities along with Chapter Arts Centre and Thompson's Park. The house is ideally situated and is placed on the no through road end of Beda Road. In addition, Cardiff city centre is just a mile and a half away and there are excellent public transport links to hand.

BEDA ROAD

Guide Price £350,000



Entrance

Entered via composite front door with double glazed window above, wood laminate flooring, radiator, stairs to the first floor, opening to lounge and dining room.

Lounge

13'9" max x 10'10" max

Double glazed window to the front, radiator, coved ceiling, gas fireplace with granite hearth, tiled surround and wooden mantle, squared arch to dining room.

Dining Room

12'1" max x 10'6" max

Double glazed French door leading out to the garden, vertical radiator, shelving to alcoves, wood laminate flooring, understairs storage.

Kitchen/Breakfast Room

16'8" max x 8'6" max

Window to the rear and side, double obscure glazed door leading out to the garden, kitchen fitted with a range of wall and base units with work tops over, four ring gas hob with glass splashback and cooker hood above, one and a half bowl sink and drainer with mixer tap, integrated oven and integrated microwave, integrated dishwasher, space for further appliances, radiator, tiled flooring.

Landing

Stairs rising from hall/diner, window to side, split level landing, stairs to the second floor.

Bedroom One

17'4" max x 10'10" max

Two double glazed windows to the front, two radiators, built in wardrobes to alcoves.

Bedroom Two

10'8" max x 10'7" max

Double glazed window to the rear, radiator, built in wardrobe and storage.

Bathroom

7'5" max x 8'8"

Double obscure glazed window to the rear, four piece suite comprising, double end bath with central mixer, w.c, wash hand basin and corner shower with plumbed shower and raindrop shower head, mirrored vanity cupboard, shaver point, vertical radiator, extractor fan, spotlights, half tiled walls, tiled flooring.

Laundry Room

5'4" max x 7'11" max

Double obscure glazed window to the side, plumbing for washing machine, Worcester gas combination boiler, loft access hatch, vinyl flooring.

Second Floor

Stairs rising from first floor landing with wooden handrail and spindles with dog leg staircase, doors to...

Bedroom Three

11'0" max x 17'2" max ceiling height is 7'11" max

Double glazed window to the front, radiator, feature exposed beams.

Bedroom Four

9'0" x 10'9"

Double glazed window to the rear, radiator, feature exposed beams, wood laminate flooring.

W.C

Fitted with w.c and wash hand basin, half tiled walls, vinyl flooring, double obscure glazed window to the rear.

Rear Garden

An L shaped garden with paved patio, shrubs and flower border, pvc storage shed, outside light.

Front

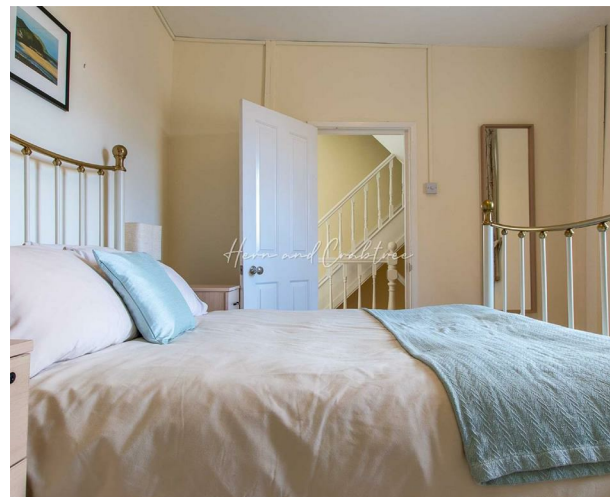
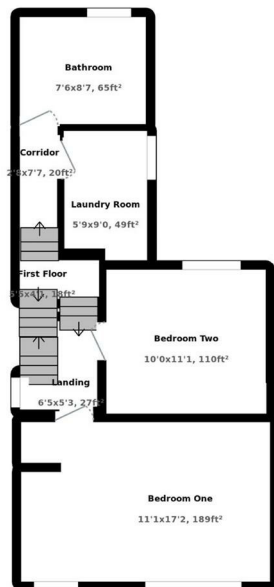
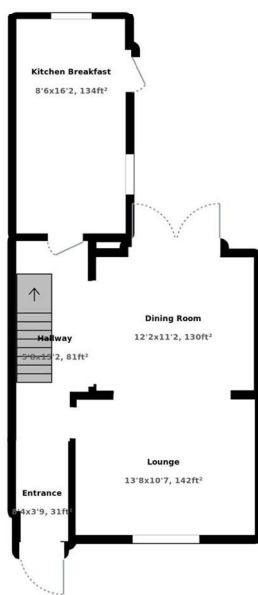
A forecourt front with low rise wall, wrought iron railings and pedestrian gate.

Tenure

We have been advised by the seller that the property is freehold.



Call Hern & Crabtree to arrange a viewing on 02920 228135



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

78

57

EU Directive
2002/91/EC



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

www.hern-crabtree.co.uk



Hern & Crabtree

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.