

Courtenay Road

CARDIFF, CF24 2JP

OFFERS OVER £265,000

**Hern &
Crabtree**



Courtenay Road

A spacious and characterful family home, ideally located on the ever-popular Courtenay Road in the heart of Splott, Cardiff. Offered for sale with no onward chain!

Just a short walk from the city centre, this traditional bay-fronted property offers spacious and versatile accommodation, full of charm and potential.

Set on a quiet, residential street, the ground floor features a generous living room, a bright dining area, and a functional kitchen, with scope to update or reconfigure to suit modern family living. Upstairs, there are three good-sized bedrooms and a family bathroom, all offering comfortable space and solid foundations.

Courtenay Road is a friendly, well-connected location, with local shops, schools, parks, and excellent transport links all within easy reach. Cardiff city centre is just a short stroll away, giving you quick access to everything the capital has to offer, from shopping and dining to arts and entertainment.

This is a fantastic opportunity for buyers looking to put their own stamp on a traditional Cardiff home in a popular and growing area.



1012.00 sq ft

Porch

Double glazed obscure doors to the front elevation with window over. Tiled flooring. Part tiled walls. Door leading to:

Entrance Hall

Coved ceiling. Dado rail. Tiled flooring. Radiator. Stairs rising up to the first floor. Doors leading to:

Living Room

10'4 max x 13' max

Double glazed bay sash window to the front elevation. Coved ceiling. Electric fire with wooden mantelpiece and stone hearth. Radiator.

Dining Room

11'2 max x 11'2 max

Double glazed sash window to the rear window. Gas fire with stone surround and hearth. Radiator. Part wooden panelling. Door leading to:

Kitchen

9'5 max x 15' max

Double glazed window to the side elevation. Double glazed window to the conservatory offering natural light. Double glazed door to the conservatory. Coved ceiling. Wall and base units with wooden worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Stainless steel two bowl sink and drainer with mixer tap. Integrated double oven and grill. Plumbing for washing machine. Space for further appliances. Tiled flooring. Radiator. Understairs storage cupboard.

Lean to

9'1 max x 5'10 max

Wooden frame structure. PVC roof. Wooden door. Outside light.

Landing

Stairs rise up from the entrance hall. Wooden handrail. Wooden bannister. Dado rail. Loft access hatch.

Bedroom One

14'2 max x 13'3 max

Double glazed bay and half sash window to the front elevation. Coved ceiling. Radiator.

Bedroom Two

7'4 max x 11'1 max

Double glazed sash window to the rear elevation. Fitted storage cupboard. Radiator.

Bedroom Three

9'5 max x 8'0 max

Double glazed sash window to the rear elevation. Radiator. Worcester gas combination boiler.

Bathroom

6'1 max x 7'5 max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Shower quadrant with electric shower and glass splashback screen. Tiled walls. Tiled flooring. Heated towel rail. Fitted glass shelving. Extractor fan. Underfloor heating.

Garden

Enclosed rear garden. Paved patio. Pedestrian gate leading to rear lane access. Mature shrubs. Raised flower border.

Additional Information

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

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) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	65	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

