

Clive Road

CANTON, CARDIFF, CF5 1HG

GUIDE PRICE £325,000

**Hern &
Crabtree**



Clive Road

Positioned in one of Cardiff's most desirable neighbourhoods, between the leafy charm of Pontcanna and the vibrant energy of Canton, this beautifully curated home offers an exceptional balance of period character and refined contemporary living.

Moments from independent cafés, artisan bakeries, boutique shops and green open spaces, and within easy reach of Cardiff city centre, the location perfectly complements a modern lifestyle.

Beyond its attractive bay-fronted façade, the property reveals a light-filled and thoughtfully styled interior. The elegant open-plan reception and dining space provides a superb setting for both relaxed evenings and entertaining guests. A beautifully appointed kitchen features solid butcher's block worktops and tasteful finishes, while the contemporary bathroom has been designed with understated sophistication.

Upstairs, three charming bedrooms offer comfortable and versatile accommodation, ideal for growing families, professionals or those seeking additional workspace.

Character features — including wooden flooring, feature fireplaces and traditional doors — blend seamlessly with the home's modern enhancements, creating a warm yet polished aesthetic throughout.

Externally, the generous rear garden provides a private sanctuary, perfect for al fresco dining and summer gatherings, while the front garden enhances the home's attractive kerb appeal.

A rare opportunity to acquire a stylish residence in a highly sought-after location.

To arrange your private viewing, contact Hern & Crabtree on 02920 228135.



966.00 sq ft

Reception hall

The property is entered through a panelled front door with feature stained glass inserts and window above offering light into the hallway. Panelled radiator. Feature flooring. Staircase rising to the first floor. Traditional wood panelled door provides access to:

Lounge area

Double glazed bay window to the front elevation with aspect to the front garden. Feature fireplace with wooden mantle. Useful alcoves give space for shelving or additional furniture and fitted storage cupboard. Coving to the ceiling. Feature flooring. Open plan to the dining area.

Dining area

Double glazed, double opening french doors to the rear elevation giving access to the garden. Feature flooring. Coving to the ceiling. Fitted shelving to the alcove, providing useful storage. Door to understairs storage cupboard. Access to:

Kitchen

A range of matching wall and base units with cupboards and drawers offering storage facilities with panelled doors and butchers block style work surfaces over. Ceramic sink drainer unit with mixer tap above. Plumbing for washing machine. Space for dishwasher. Space for fridge freezer. Built in electric oven with four ring gas hob and chimney style extractor over. Tiled flooring. Walls are part tiled. Radiator. Double glazed window and door to the side elevation giving access to the garden.

Bathroom

A contemporary style bathroom of good size, fitted with a three piece suite in white comprising: p shaped bath with mains pressure shower and screen, wash hand basin set into vanity unit with cupboard beneath and WC with hidden cistern. Walls are part tiled. Obscure glazed window to the side elevation. Radiator. Access to loft space. Extractor fan.

Landing

A split level landing. Access to the loft space. Coving to the ceiling. Wood panelled doors to the bedrooms.

Bedroom one

A well presented master bedroom with two double glazed

windows to the front elevation. Radiator. Stripped wooden flooring. Two sets of built in wardrobes to alcoves, providing useful storage facilities.

Bedroom two

A light second bedroom with double glazed window to the rear elevation and double glazed window to the side elevation. Radiator. Coving to the ceiling.

Bedroom three

A light third bedroom with double glazed window to the rear elevation. Wooden flooring. Two sets of fitted wardrobes providing good storage facilities. Radiator.

Outside front

To the front of the property is an enclosed, walled garden with hedging adding extra privacy for the property. The front garden is block paved with tiled pathway leading to the front storm porch.

Outside rear

To the rear of the property is a good size, enclosed garden with timber fencing. The garden is laid mainly to lawn with paved patio area, ideal for outside table and chairs. Brick built outhouse offering useful storage.

Additional information

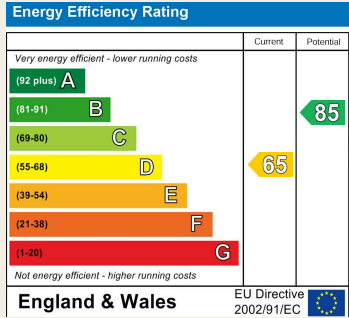
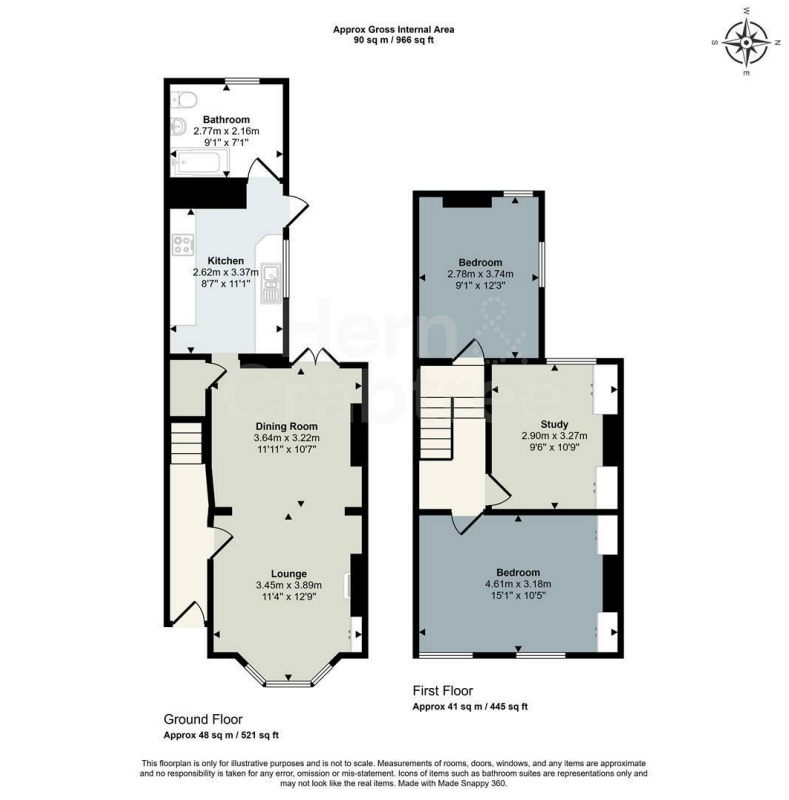
Freehold. Council Tax Band D (Cardiff). EPC rating D.

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Good old-fashioned service with a modern way of thinking.



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