

Clive Road

CANTON, CARDIFF, CF5 1HH

GUIDE PRICE £325,000

**Hern &
Crabtree**



Clive Road

Beautifully presented two-bedroom mid-terrace home, ideally positioned in the heart of Canton.

The ground floor offers a welcoming entrance hall leading to a spacious bay-fronted lounge with an attractive feature fireplace, flowing seamlessly into a generous dining room, creating an ideal space for both everyday living and entertaining. To the rear, the impressive kitchen/breakfast room is fitted with a range of contemporary units, ample worktop space, breakfast bar seating and plenty of room for dining, with direct access to the enclosed rear garden.

Upstairs are two excellent double bedrooms, including a particularly spacious principal bedroom spanning the width of the property, together with a large family bathroom featuring both a bath and separate shower.

Outside, the private rear garden offers a combination of decking, lawn and patio areas, providing the perfect space for outdoor dining and relaxing.

Clive Road is one of Canton's most convenient locations, offering easy access to Chapter Arts Centre, Pontcanna, Cardiff City Centre and the Taff Trail, while benefiting from a vibrant selection of cafés, bars and independent retailers, making it an ideal home for professionals, first-time buyers and those looking to enjoy everything this thriving neighbourhood has to offer.



Approx 1039.00 sq ft

Council Tax Band: E

Front

To the front is a low-maintenance forecourt enclosed by low brick walls with wrought iron gate and paved pathway leading to the entrance.

Entrance Hall

Entered via a uPVC front door with twin obscure glazed inserts into a welcoming entrance hall featuring coving, recessed ceiling spotlights, radiator, wood-effect flooring, staircase rising to the first floor and two useful understairs storage cupboards.

Lounge

A spacious bay-fronted reception room with coving, wood-effect flooring, radiator and double glazed windows to the front elevation. Open-plan through an archway to the dining room, creating a bright and sociable living space.

Diner

A generous dining room with double glazed window overlooking the rear garden, continued wood-effect flooring, radiator and ample space for a family dining table.

Kitchen/Breakfast Room

Fitted with a range of wall and base units complemented by laminate work surfaces and tiled splashbacks. Inset stainless steel sink and drainer, integrated four-ring electric hob with electric oven and grill below, space for a fridge/freezer and washing machine, breakfast bar seating area, tiled flooring, recessed ceiling spotlights, radiator, double glazed windows to the side and rear, and a uPVC door providing access to the rear garden.

First Floor Landing

Spacious landing with painted timber balustrade, loft access and doors leading to all first-floor rooms.

Bedroom One

A generous principal bedroom spanning the width of the property with two double glazed windows to the front elevation and radiator.

Bedroom Two

A well-proportioned double bedroom overlooking the rear garden with double glazed window and radiator.

Bathroom

A spacious bathroom fitted with a white suite comprising panelled bath, walk-in shower enclosure, wash hand basin and WC. Tiled flooring, recessed ceiling spotlights, heated towel rail, double glazed obscure window to the rear, tiling to splash-prone areas with full-height tiling within the shower enclosure.

Rear Garden

The enclosed rear garden enjoys a private feel with a decked seating area adjoining the house, steps leading to a lawn, mature planted borders, further seating area to the rear, timber garden shed, cold water tap and a combination of brick wall and timber fence boundaries. An ideal space for outdoor dining and entertaining.

Additional Information

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

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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		
	64	75
England & Wales		EU Directive 2002/91/EC



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