

Turner Road

CANTON, CARDIFF, CF5 1HS

OFFERS IN EXCESS OF £365,000

**Hern &
Crabtree**



Turner Road

Perfectly positioned just moments from the much-loved Victoria Park, this extended three double bedroom mid-terrace home on sought-after Turner Road offers a superb blend of space, style, and character. Tucked just off Forrest Road, the property has been thoughtfully extended and modernised throughout, making it a fantastic choice for first-time buyers or growing families looking for their next home.

The accommodation comprises a welcoming entrance hall, a bright lounge, a separate sitting room/play room, utility room and a stunning open-plan kitchen/diner complete with bi-folding doors that open onto the private rear garden, perfect for entertaining and indoor-outdoor living. Upstairs, you'll find three generously sized double bedrooms and a stylish family bathroom.

Lionel Road is a highly sought-after location, just a stone's throw from the green open spaces of Victoria Park and within walking distance to the vibrant heart of Canton — with its popular cafés, restaurants, and independent shops. Cardiff city centre lies just over 2 miles away and is easily accessible via excellent bus and rail links.



1086.00 sq ft

Entrance

Storm porch with tiled sidings, the into hall via a composite front door, coved ceiling, radiator, stairs to the first floor with understairs storage, wooden floors.

Lounge

Double glazed window to the front, radiator, coved ceiling, cast iron fire surround with tiled hearth, wooden flooring.

Sitting Room/Play Room

Double glazed window to the rear, radiator, fitted shelving, cast iron fire surround with tiled hearth.

Kitchen/Diner

Double glazed windows to the side, wall and base units with worktop over, a double sink, a five ring gas hob with double oven, space for a fridge/freezer, integrated washing machine, vertical radiator, double glazed skylight and bi fold doors to the rear.

Utility Area

Fitted with a wall unit, work tops, plumbing for a washing machine, tiled floor.

First Floor Landing

Stairs rise up from the hallway, access to loft space.

Bedroom One

Twin double glazed windows to the front, radiator, built in wardrobes, fire surround.

Bedroom Two

Double glazed window to the rear, radiator, fire surround.

Bedroom Three

Double glazed window to the rear, radiator, built in cupboard housing the combination boiler.

Bathroom

Double obscure glazed window to the side, bath with shower over, w.c and wash hand basin, heated towel rail, half tiled walls and floor.

Rear Garden

Enclosed by timber fencing and wall, paved area, flower borders, cold water tap, gate to the rear.

Tenure and additional Information

Disclaimer

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

Additional Information

We have been advised by the seller of the following: Within catchment area for oversubscribed Ysgol Treganna. 3 minute walk to Victoria Park, within 10 minutes walk of Thompson's Park and Llandaf Fields. Direct bus link to city centre from bottom of street. Ample parking without permit







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

