

Aldsworth Road

CANTON, CARDIFF, CF5 1AB

GUIDE PRICE £269,950

**Hern &
Crabtree**



Aldsworth Road

This traditional stone bay-fronted, two double-bedroom mid-terraced property is brimming with character and charm, perfectly situated on a sought-after no-through road just a short walk from the ever-popular Victoria Park.

Well-proportioned throughout, the home offers spacious living and is ideal for first-time buyers looking for a ready-to-move-in property. The accommodation briefly comprises: a welcoming entrance hall, a spacious open-plan lounge and sitting room, a modern fitted kitchen, a convenient utility area, and a ground floor W.C.

To the first floor are two generously sized double bedrooms and a well-appointed family bathroom. Additionally, a converted loft room is accessible via a loft ladder, offering excellent potential as a home office, hobby space, or additional storage.

Externally, the property enjoys a good-sized rear garden, perfect for relaxing or entertaining.

Aldsworth Road is conveniently placed within close proximity to local shops, amenities, parks and offers excellent A48 & M4 links with good public transport links to city centre. Internal viewings are highly recommended.



1084.00 sq ft

Entrance Hall

Entered via a composite front door with double obscure glazed panels to the side and above, stairs to the first floor with understairs storage, tiled floor.

Living/Dining Room

Double glazed bay window to the front, coved ceiling, fire surround with marble hearth, built-in cupboard, double glazed patio door to the rear, vertical radiator, wooden flooring,

Kitchen

Double glazed window to the side, wall and base units with worktop over, stainless steel sink and drainer, a four-ring gas hob with electric oven and grill, integrated fridge and freezer, integrated dishwasher, radiator, laminate flooring.

Utility

Double glazed patio door and double glazed window, worktop, radiator, plumbing for a washing machine, laminate flooring.

Cloakroom

Fitted with w.c and wash hand basin, radiator, laminate flooring.

First Floor Landing

Stairs rise up from the hall.

Bedroom One

Twin double glazed windows to the front, radiator, coved ceiling, fireplace.

Bedroom Two

Double glazed window to the rear, radiator, fireplace.

Bathroom

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, vertical radiator, cupboard housing the combination boiler, laminate flooring.

Loft

Double glazed skylight window to the rear, radiator.

Rear Garden

Enclosed garden with timber fencing, cold water tap, slate chippings and lawn area.

Front

A forecourt front with low rise wall.

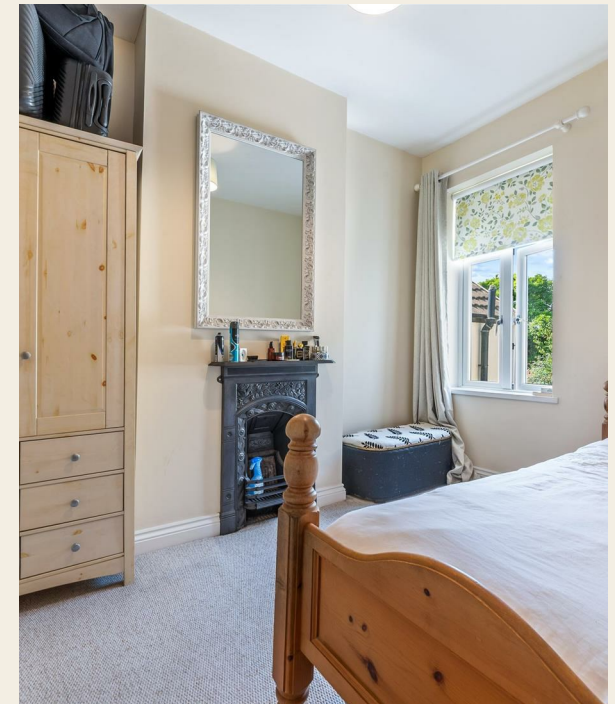
Tenure and additional information

we have been advised by the seller that the property is frehold and the council tax band is E.

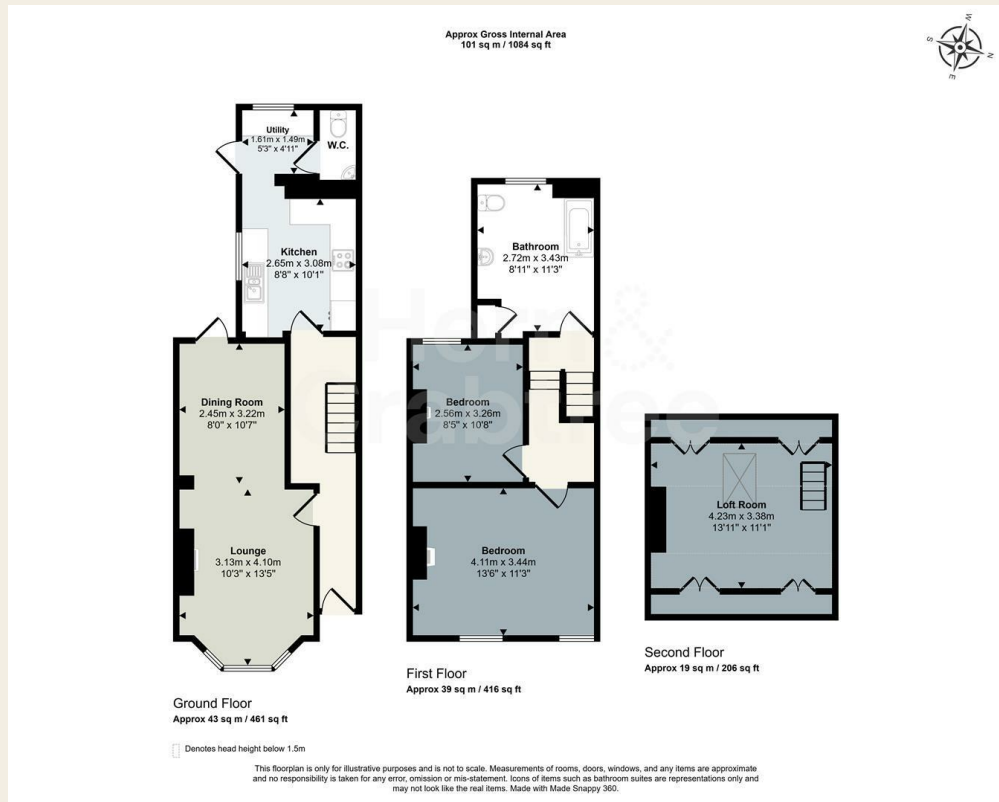
Disclaimer

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.



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



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		
EU Directive 2002/91/EC		



Hern & Crabtree

02920 555 198 | llandaff@hern-crabtree.co.uk | hern-crabtree.co.uk | 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.