

Regina Terrace

CANTON, CARDIFF, CF5 1GJ

GUIDE PRICE £385,000

**Hern &
Crabtree**



Regina Terrace

No Chain. Perfectly tucked away on this quiet, no-through road in Canton, this charming property offers fantastic, spacious living accommodation along with plenty of character and appeal. It would make an ideal first-time purchase or a wonderful home for a young family.

The accommodation briefly comprises an entrance hall, a spacious lounge with box bay window, and a dining room which opens into the kitchen, complete with a useful breakfast bar.

To the first floor are three bedrooms and a family bathroom.

Externally, the property further benefits from an enclosed and private rear garden, providing a pleasant outdoor space to relax and entertain.

Regina Terrace is tucked in-between Llandaff, Victoria Park and Canton; within close proximity are a good variety of local amenities, shops, cafés and some of the cities most reputable restaurants. There are good public transport links to hand and easy M4 access via the A48. Internal viewings are a must!



Approx 1049.00 sq ft

Entrance Porch

Entered via a pvc front door, half tiled sidings.

Hall

Entered via a pvc front door into hallway with coved ceiling, dado rail, stairs to the first floor with storage cupboard beneath, radiator, utility meters.

Living Room

Double glazed square bay window to the front, radiator, coved ceiling, electric fireplace with wooden surround and hearth.

Dining Room

Double glazed window to the rear, radiator, coved ceiling, wooden flooring.

Kitchen/Diner

Double glazed window to the side and rear, wall and base units with worktop over, a five ring gas hob, stainless steel sink and drainer, additional built in cupboard, radiator, laminate flooring, door to the side,

First Floor Landing

Stairs rise up from the hall, a split level landing, dado rail, access to loft space.

Bedroom One

Twin double glazed windows to the front, radiator, picture rail.

Bedroom Two

Double glazed window to the rear, radiator, wooden floor.

Bedroom Three

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

Bathroom

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, access to loft space, radiator, tiled floor.

Outside w.c

Double obscure glazed window to the side, Fitted with a w.c. pvc door adn

Garden

Enclosed by timber fencing, paved for low maintenance, cold water tap.

Front

Low rise wall, storm porch.

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.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is

Council Tax Band: E





Approx Gross Internal Area
97 sq m / 1049 sq ft



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	73	82
		EU Directive 2002/91/EC

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.

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