

# Aldsworth Road

CANTON, CARDIFF, CF5 1AA

GUIDE PRICE £279,950

**Hern &  
Crabtree**





# Aldsworth Road

Simply stunning! A traditional stone bay fronted, two double bedroom mid-terraced house boasting plenty of charm and character on this popular no through road within walking distance to Victoria Park. With spacious living space and an high specification kitchen and bathroom, this would make a perfect first time buy.

Stylish throughout, the accommodation briefly comprises: Entrance Hall, Lounge, Dining Room opening up into the fitted Kitchen and a handy utility room with a W.C to the ground floor. To the first floor are Two Double Bedrooms and a modern Bathroom. The property further benefits from a beautifully maintained rear garden.

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 an absolute must



**885.00 sq ft**

### Hallway

Entered via composite door to the front into a small porch.

### Porch

Part tiled walls. Wooden door into the hallway.

### Hallway

Stairs to the first floor. Radiator. Wooden flooring. Coved ceiling.

### Lounge

Double glazed bay window to the front. Coved ceiling. Radiator. Fireplace with wooden mantle and slate hearth. Built in shelving and cupboard.

### Dining Room

Obscure double glazed patio door to the rear. Coved ceiling. Wooden flooring. Open arch leading into the kitchen.

### Kitchen

Double glazed window to the side. The kitchen is fitted with wall and base units with laminate worksurfaces. Tiled splashback. Five ring range master. Stainless steel sink and drainer. Integrated fridge, freezer and dishwasher.

### Utility

Double glazed window to the rear and door leading out to the side. Space and plumbing for a washing machine. Base units with laminate worksurfaces. Space for tumble dryer. Tiled floor.

### W/C

Low level w/c and wash hand basin. Tiled flooring.

## FIRST FLOOR

### Landing

Access to boarded loft with light via a pull down ladder. Coved ceiling. Wooden bannister.

### Bedroom One

Two double glazed windows to the rear. Coved ceiling. Radiator. Built in wardrobes.

### Bedroom Two

Double glazed window to the rear. Radiator.

### Bathroom

Double glazed window to the side and rear. Bath with shower plumbed over, wash hand basin and w/c. Radiator. Laminate flooring. Tiled walls. Airing cupboard housing the boiler.

## OUTSIDE

### Front

Low rise wall.

### Rear

Enclosed rear garden with wooden edge lap fence panels. Paved area to the side with lighting. Paved sitting area to the rear. Lawn area. Timber shed. Cold water tap.

### 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

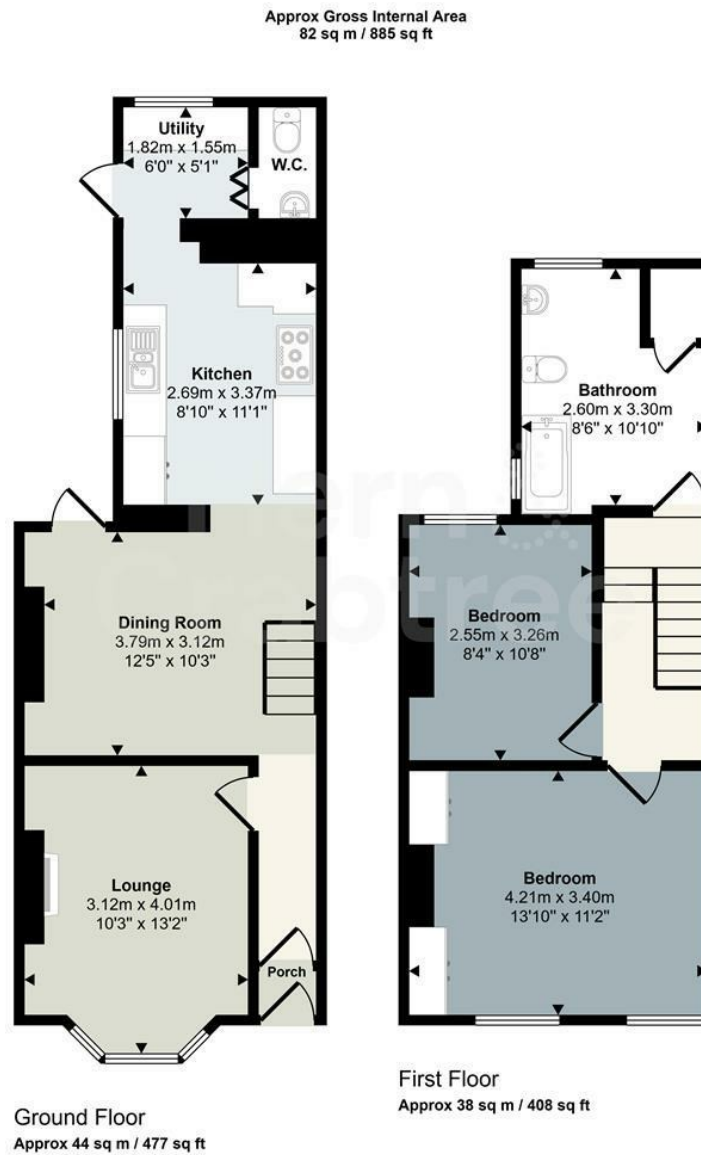
Council Tax - D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	72	
(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

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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**Hern & Crabtree**

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