Aldsworth Road

CANTON, CARDIFF, CF5 1AB

GUIDE PRICE £270,000

Hern & Crabtree

Aldsworth Road

Simply stunning! An extended, 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 perfectly into the fitted Kitchen with a space for tables and chairs and bi-folding doors out onto 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 with a garden room to the rear.

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

Approx 955.00 sq ft

Council Tax Band: D

Entrance
Entered via a wooden glazed door into the hallway.

Hallway
Coved ceiling. Stairs to the first floor with open storage. Original terracotta tiled floor.

Living Room
Double glazed bay window to the front. Coved ceiling and ceiling rose. Working wood burner. Built in storage into the alcoves. Wooden flooring. Radiator.

Dining Room
Open arch into the kitchen. Double glazed French door to the rear. Feature cast iron fireplace. Built in shelving into the alcoves. Parquet flooring.

Kitchen
Double glazed windows to the side. The kitchen is fitted with wall and base units. Composite sink and drainer. Integrated four ring induction hob, oven and grill combi. Integrated washing machine, fridge and freezer. Radiator. Continuation of parquet flooring.

Second Reception Room
Double glazed Bi fold doors leading out to the rear garden and double glazed Sky light window. Two radiators. Continuation of parquet flooring.

FIRST FLOOR

Landing
Loft access hatch. Wooden banister.

Bedroom One
Two double glazed windows to the front. Radiator. Wooden floor. Built in cupboards.

Bedroom Two
Double glazed window to the rear. Feature cast iron fireplace.

Bathroom
Obscure double glazed window to the rear. Corner shower, claw feet bath, w/c and wash hand basin. Tiled walls and flooring. Heated towel rail. Cupboard housing boiler.

OUTSIDE

Front
Tiled path leading to the front door.

Rear Garden
Enclosed rear garden with timber fencing. Large patio sitting area. Steps up to a lawn area and further steps leading to a storage shed. Storage to the side and cold water tap.
Lighting.

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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 vendor that the property is Freehold. There is permit parking in the street based on a first come basis. Epc - D. Council Tax - D

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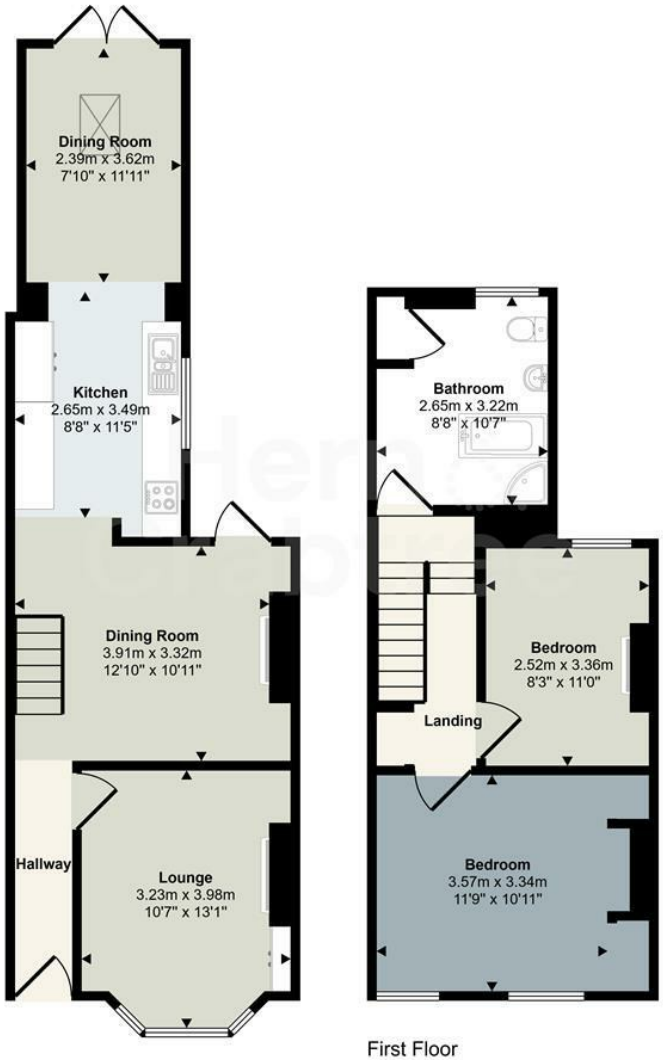
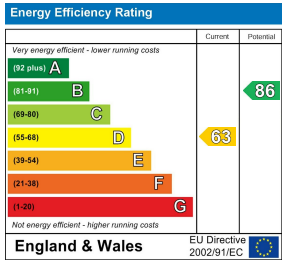
Approx Gross Internal Area
89 sq m / 955 sq ft



Ground Floor
Approx 50 sq m / 534 sq ft

First Floor
Approx 39 sq m / 422 sq ft



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.

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

Hern & Crabtree

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