

Lansdowne Road

CANTON, CARDIFF, CF5 1JS

OFFERS IN EXCESS OF £330,000

**Hern &
Crabtree**



Lansdowne Road

No chain. Situated on the ever-popular Lansdowne Road in Canton, this refurbished four-bedroom semi-detached home is perfectly positioned just a short stroll from Victoria Park and the vibrant array of local shops, cafés, restaurants and amenities the area has to offer.

Ready for its new owners to move straight in and enjoy. The spacious accommodation comprises an inviting entrance hall, an open-plan lounge and dining area with plenty of natural light and french doors leading out onto the rear garden, and a fitted kitchen to the ground floor.

Upstairs, the first floor offers three bedrooms and a newly fitted family bathroom. The loft has been expertly converted to create a generous master suite complete with a en-suite shower room. Outside, the home boasts a generous rear garden, ideal for relaxing or entertaining.

Internal viewings are highly recommended for this fantastic home to be fully appreciated.



1378.00 sq ft

Entrance

Entered via a composite door into the porch.

Porch

Tiled floor. Wooden door leading into the entrance hall.

Hallway

Stairs to the first floor. Radiator.

Lounge/Diner

Double glazed bay window to the front with fitted shutters and double glazed patio doors to the rear. Coved ceiling. Picture rail. Two fireplaces. Two Radiators.

Kitchen

Obscure double glazed window to the side and rear. Door leading out to the side. The kitchen is fitted with wall and base units with wooden worksurfaces. Tiled splash backs.. Integrated four ring gas hob and electric oven and grill. Stainless steel sink and drainer. Space and plumbing for washing machine. Radiator. Tiled flooring. Coved ceiling.

FIRST FLOOR

Landing

Stairs to the second floor. Wooden banister. Obscure double glazed window to the side.

Bedroom One

Double glazed bay window to the front with fitted shutters. Coved ceiling. Picture rail. Radiator.

Bedroom Two

Double glazed window to the rear with fitted shutters. Picture rail. Radiator. Built in cupboard and built in wardrobe.

Bedroom Three

Double glazed window to the front with fitted shutters. Radiator.

Bathroom

Obscure double glazed window to the rear. Bath with shower, w/c and wash hand basin. Laminate flooring. Part tiled walls.

SECOND FLOOR

Bedroom Four

Double glazed window to the rear. Double glazed Sky light window to the front. Storage into the eaves, Radiator.

En-suite

Obscure double glazed window to the rear. Shower, w/c and wash hand basin. Laminate flooring. Radiator.

OUTSIDE

Front

Paved with low rise brick wall and railing. Iron gate to the side.

Rear

Enclosed rear garden with brick wall. Large lawn area with path. Cold water tap to the side.

Tenure and additional information

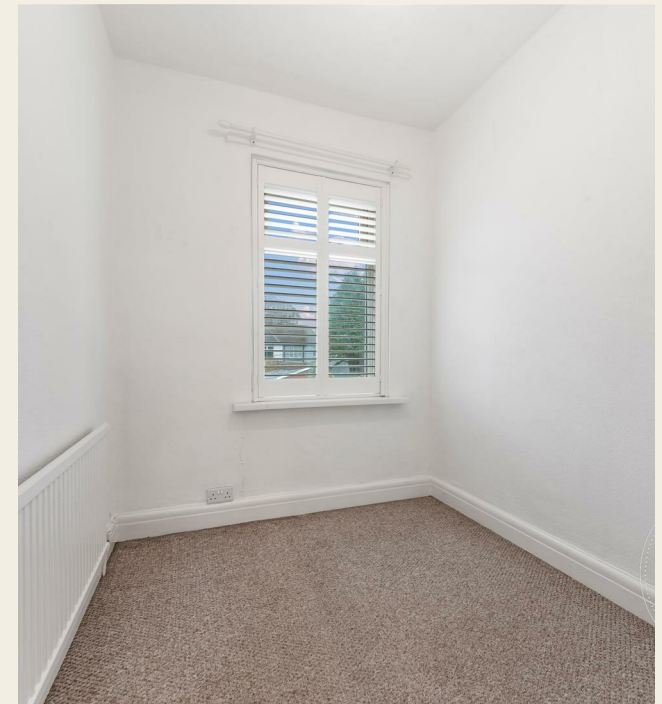
We have been advised by the vendor that the property is freehold.

A part of the rear garden is leased from Network Rail at approx £100 a year which is available for the next occupier to take on.

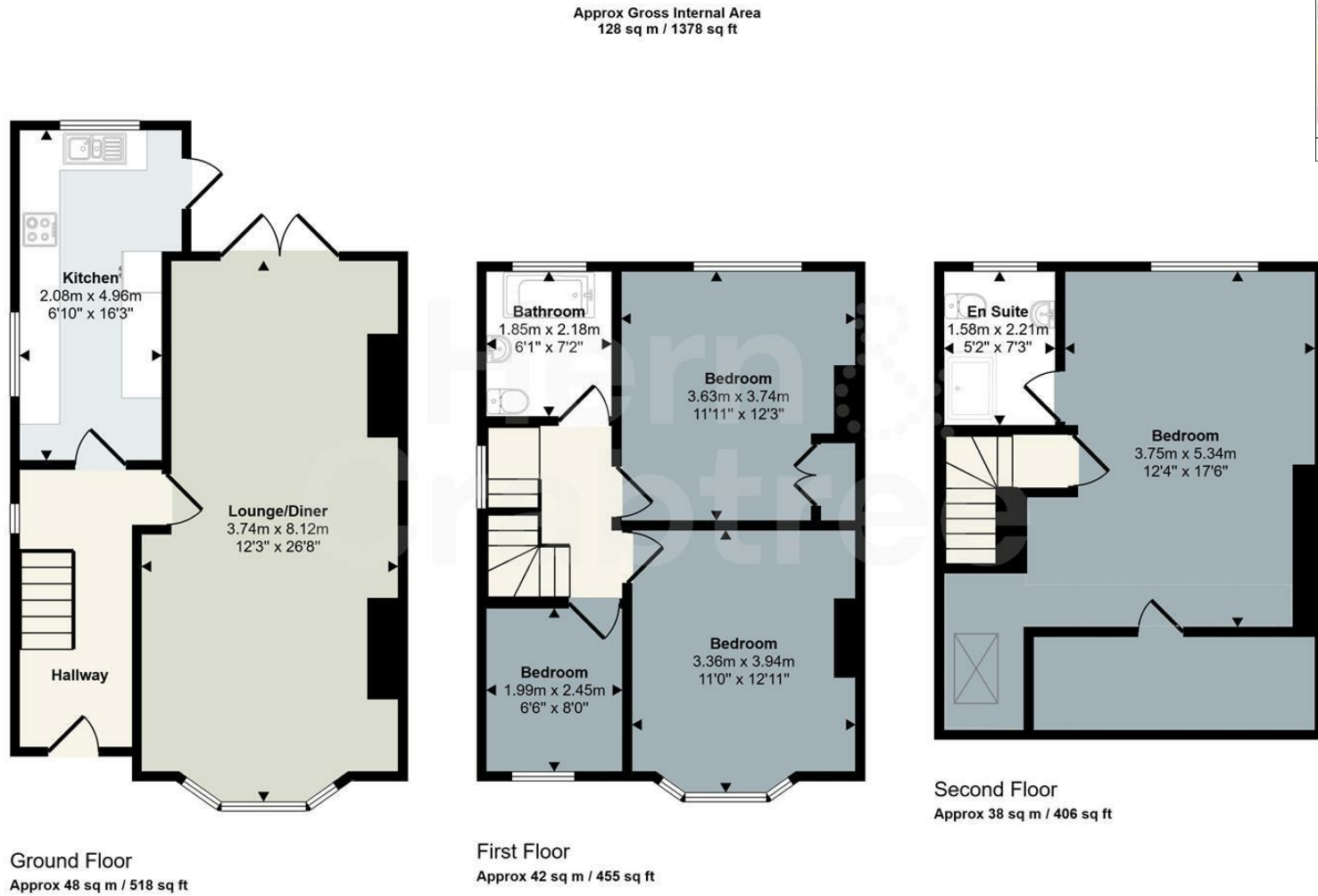
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(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.



Hern & Crabtree

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