

# Conybeare Road

CANTON, CARDIFF, CF5 1GB

GUIDE PRICE £299,950

Hern &  
Crabtree



# Conybeare Road

A fantastic, generously proportioned three-bedroom end-of-terrace home with a private driveway, ideally located just a stone's throw from Victoria Park. Spacious throughout, the property offers excellent flexibility with three reception rooms and presents a wonderful opportunity for the next occupier to personalise and add their own stamp.

The accommodation briefly comprises: an entrance porch leading to a central dining area, with the kitchen and main lounge positioned either side. Further ground-floor benefits include an additional sitting room and a versatile utility room/home office.

To the first floor are three bedrooms and a shower room. Externally, the property boasts a good-sized enclosed garden and the rare advantage of off-street parking for the area.

The location could not be better, with all the amenities Canton and Victoria Park has to offer right on your doorstep. With excellent schools, shops, restaurants and leisure facilities available nearby, this property is sure to be popular.

Canton is a vibrant suburb of Cardiff located just one mile from the city centre, and is bordered by Victoria Park and the River Ely. It has a wide variety of independent shops, cafes and restaurants as well as a greengrocer and butcher. There are plenty of parks and green spaces including Victoria Park, Thompson Park, and Bute Park a little further afield, making it great for families or anyone who enjoys outdoor activities. The area is also well connected to other parts of the city via public transport links such as bus routes and train stations.



# 1124.00 sq ft

## Entrance

Entered via a composite front door into the dining room.

## Dining Room

Double glazed window to the front, radiator, coved ceiling, gas fireplace with wooden surround and marble hearth, wooden floor.

## Kitchen

Two double glazed skylight windows to the front, double glazed window to the front, outside door leads to courtyard, wall and base units with worktop over, stainless steel sink and drainer, a four ring gas hob with integrated electric oven and grill, integrated fridge, integrated freezer, tiled floor.

## Second Reception Room

Double glazed window to the front, coved ceiling, radiator, wooden floor.

## Hallway

Stairs to the first floor.

## Utility

Double glazed window to the side and to the front, coved ceiling, worktop, space and plumbing for a washing machine and dishwasher.

## Living Room

Double glazed window to the side, radiator, coved ceiling, wooden floor.

## First Floor Landing

Built in storage cupboard.

## Bedroom One

Double glazed window to the front and to the side, radiator, access to loft space.

## Bedroom Two

Double glazed window to the front, radiator.

## Bedroom Three

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

## Bathroom

Double obscure glazed window to the front, walk in corner shower, w.c and wash hand basin, radiator, tiled walls, laminate flooring.

## Rear

Enclosed by wall and fence, cold water tap, raised flower beds, stone chippings, gate to the outside..

## Front

Low rise brick wall, pedestrian gate.

## Parking

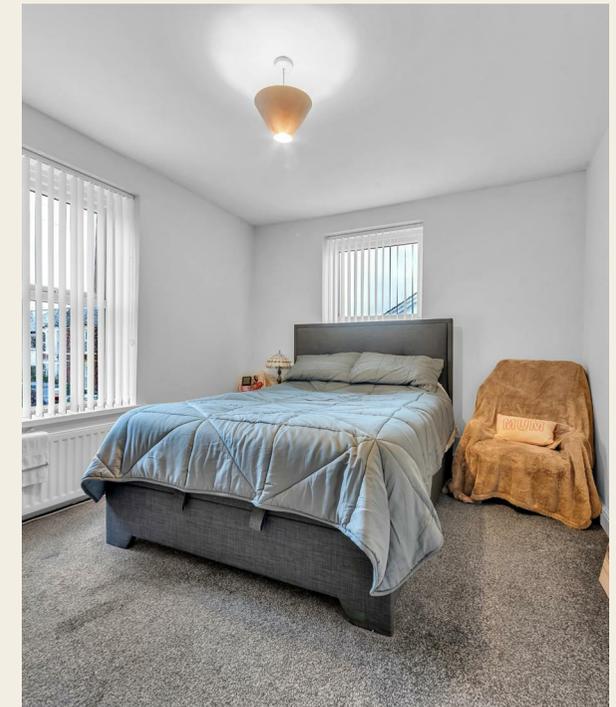
## Tenure and additional information

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

## Disclaimer

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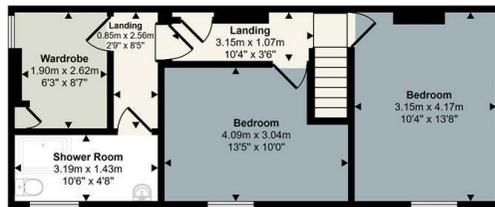
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# Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.



## Hern & Crabtree

02920 555 198 | [llandaff@hern-crabtree.co.uk](mailto:llandaff@hern-crabtree.co.uk)

[hern-crabtree.co.uk](http://hern-crabtree.co.uk)

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



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