

Lionel Road

CANTON, CARDIFF, CF5 1HN

GUIDE PRICE £375,000

**Hern &
Crabtree**



Lionel Road

Stylish three-bedroom home perfectly positioned just moments from Victoria Park. Located on the ever-popular Lionel Road, a quiet no-through street just off Forrest Road, this beautifully modernised three-bedroom mid-terrace house is perfect for first-time buyers or growing families. Thoughtfully updated and spacious throughout, the home is ready for its next owners to move straight in.

The accommodation briefly comprises: Entrance Hall, Lounge, Sitting Room and an open Kitchen/Diner with french doors leading out to the rear garden to the ground floor. To the first floor are Three Good Size Bedrooms and a Family Bathroom. The property further benefits from a beautifully maintained, private rear garden.

Lionel Road is ever so popular thanks to being a stone's throw away from Victoria Park and within easy reach Canton's main hub of cafés, restaurants and shops. Cardiff city centre is just over 2 miles away. There are superb public transport links via bus and rail. Internal viewings are highly recommended



1071.00 sq ft

Entrance

Entered via a composite front door with double obscure panel above, into hallway, coved ceilings, dado rail, radiator, stairs to the first-floor with understairs storage, Broadleaf engineered oak flooring.

Living Room

Double glazed window to the front, radiator, coved ceiling, dado rail, chimney breast fireplace with a cast iron mantle and surround and tiled hearth, fitted shelves and cupboard, Broadleaf engineered oak flooring.

Dining Room

Double glazed window to the rear, built in cupboards, radiator. Broadleaf engineered oak flooring

Kitchen

Double glazed window to the side and double glazed patio doors to the rear, kitchen fitted with a range of wall and base units, combination boiler, built in shelves, one and a half bowl sink and drainer, a four ring gas hob with electric oven, space and plumbing for a washing machine, radiator, tiled flooring.

First Floor Landing

Stairs rise up from the hallway with wooden handrail, dado rail, access to loft space.

Bedroom One

Twin double glazed windows to the front, radiator, built in shelving, original wooden flooring.

Bedroom Two

Double glazed window to the rear, radiator, built in wardrobe, .original wooden flooring.

Bedroom Three

Double glazed window to the rear, radiator, original wooden flooring.

Bathroom

Double obscure glazed window to the side, bath with shower over, w.c and wash hand basin, half tiled walls and tiled floor.

Rear Garden

Enclosed by brick wall, pedestrian gate to the rear lane, paved patio area, gravel area, brick built garden pond, garden shed, mature trees, cold water tap.

Front

A forecourt front with hedge and path to front door.

Tenure and additional information

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

Epc - C

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