Conybeare Road

CANTON, CARDIFF, CF5 1GB

GUIDE PRICE £299,950

Hern & Crabtree

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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 thee seller that the property is freehold and the council tax band is TBVC

Disclaimer
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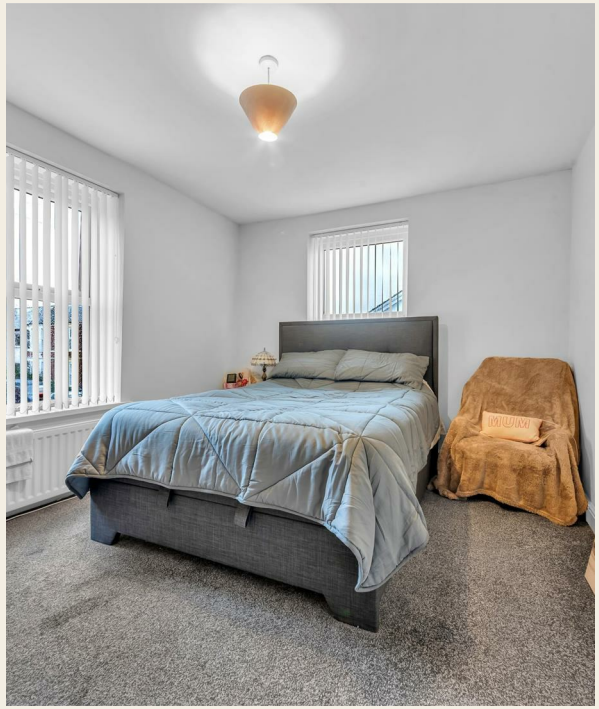
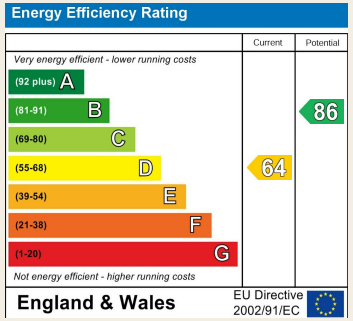
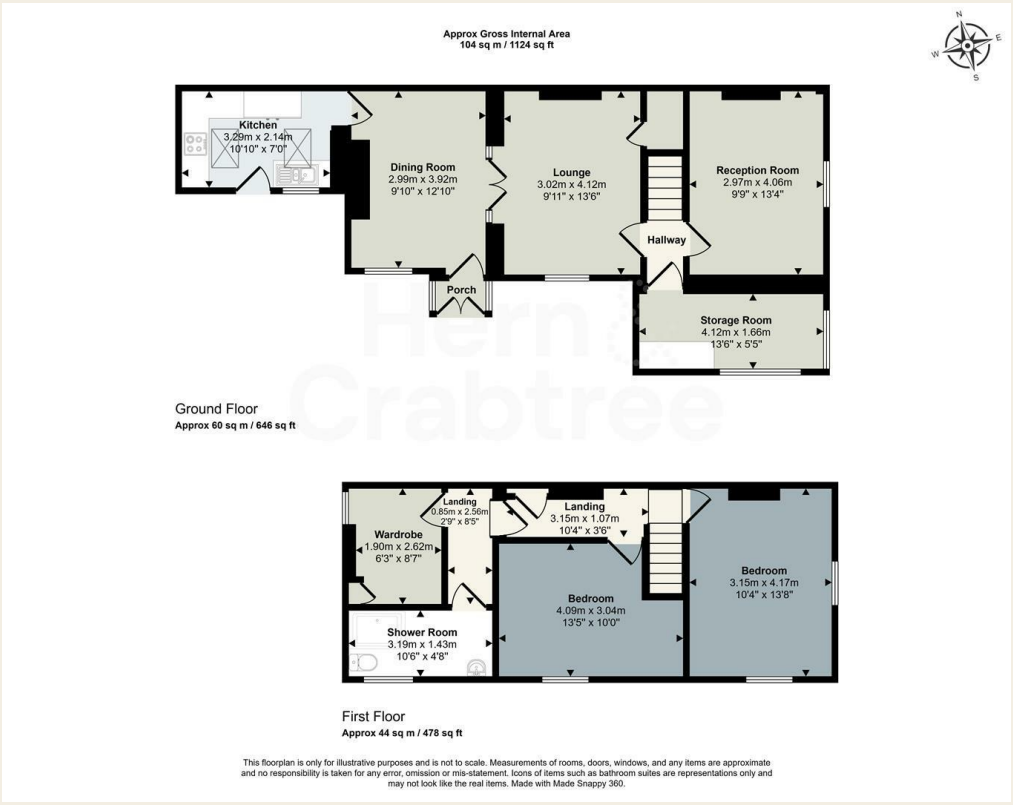


Good old-fashioned service with a modern way of thinking.





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