

Clos Halket

LANSDOWNE GARDENS, CANTON, CARDIFF, CF11 8DZ

GUIDE PRICE £375,000

**Hern &
Crabtree**



Clos Halket

Clos Halket is a modern development situated within Canton, which is under 2.5 miles to the east of the city centre. The property is a larger model end of terrace townhouse that has been well presented throughout but could benefit from some modernisation. It features generous bedroom sizes, two en suites, a kitchen/diner, a driveway with an integral garage and a landscaped rear garden to enjoy.

Canton is an extremely vibrant and multicultural area with easily accessible links to Cardiff City Centre. Steeped in history dating back to the thirteenth century, Canton is a prime location for residents who want to be close to the heart of the capital while still enjoying a bit of peace and quiet.

As well as being the home of Welsh football with the Cardiff City Stadium lying on its border, Canton is becoming an increasingly innovative area to live for young and creative professionals. Boasting three large green areas, artisan restaurants and several cultural hubs, Canton is an exciting place to live and visit.

Known for hosting a variety of film festivals, experimental art exhibitions and celebrating diversity, Chapter Arts Centre, which features an independent cinema, spacious café and warm, friendly atmosphere, is a focal point of culture in the area.

Canton has developed considerably over the last 20 years but still mainly comprises of a wide array of handsome, traditional style homes highly sought after by young professionals, first time buyers and families alike. Sold with no ongoing chain.



1619.00 sq ft

Entrance

Entered via a composite front door into hallway.

Hallway

Stairs to the first floor, door to garage and cloakroom. Coved ceiling. Wood flooring. Two radiators.

Cloakroom

Fitted with w.c and wash hand basin, Wooden flooring.

Kitchen/Diner

Double glazed windows to the rear and double glazed sliding patio doors to the rear. Radiator. The kitchen is fitted with wall and base units and worktops. Tiled splashback. Stainless steel sink and drainer. Integrated four ring gas hob, oven and grill. Space for fridge. Space for dishwasher. Large storage cupboard.

Utility

Base units. Space and plumbing for a washing machine. Worksurface. Stainless steel sink and drainer. Tiled splashback. Radiator.

First Floor Landing

Stairs to the second floor. Radiator.

Living Room

Double glazed window to the rear. Double glazed french doors leading to a Juliette balcony railing. Two radiators. Coved ceiling.

Bedroom One

Double glazed obscure windows to the rear. Radiator. Built in wardrobes. Door to e-suite.

En Suite

Wood laminate flooring. Corner shower, bath, wash hand basin and w/c. Radiator.

Second Floor Landing

Radiator, airing cupboard housing boiler. Loft access hatch

Bedroom Two

Double glazed window to the front. Radiator. Built in wardrobe. Door to en-suite.

En Suite

Walk in shower, w/c and wash hand basin. Radiator. Wood laminate flooring.

Bedroom Three

Double glazed window to the front. Radiator.

Bedroom Four

Double glazed window to the rear. Radiator.

Bathroom

Obscure double glazed window to the rear. Bath, walk in corner shower, w/c and wash hand basin. Part tiled splashbacks. Laminate flooring. Radiator.

Rear Garden

Enclosed with brick wall and wooden fencing. Paved patio area. Path leading to the rear gate. Power sockets.

Front

Paved off street parking. Storm porch. Flower beds. Meter boxes.

Garage

Entered from the hallway or front with up and over door. Power and light.

Tenure and additional Information

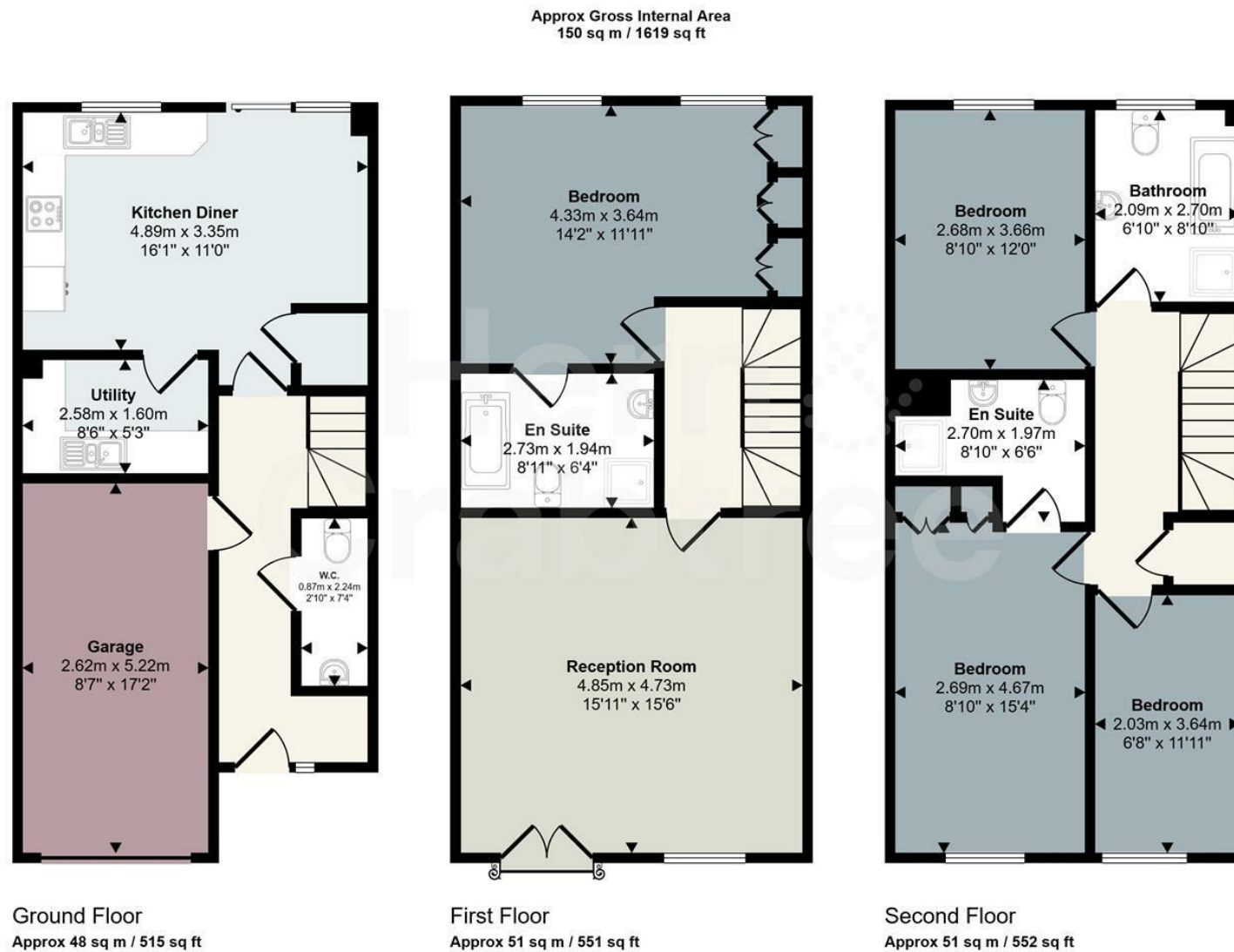
We have been advised by the seller that the property is freehold and the council tax band is F.

Disclaimer

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.







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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
73		
England & Wales		EU Directive 2002/91/EC

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

