Lionel Road

CANTON, CARDIFF, CF5 1HN

GUIDE PRICE £350,000

Hern & Crabtree



Lionel Road

No chain. A larger-style, three-bedroom end-of-terrace house, perfectly positioned on the popular no-through road of Lionel Road in Victoria Park. Offering spacious accommodation spanning over 1,200 sq ft, this well-proportioned property is a blank canvas, ready for the next occupier to move straight in and make their own mark.

The ground floor briefly comprises an entrance hall, a spacious through lounge/diner with French doors out onto the rear garden and a modern fitted kitchen to the ground floor.

To the first floor are three bedrooms, including two generous doubles and a single bedroom, along with a family bathroom. Stairs lead further to a useful loft room, providing additional versatile space that could be used for a variety of purposes, subject to any necessary permissions.

Externally, the property benefits from an enclosed rear garden, which is currently a blank canvas and offers an excellent opportunity for the new owner to create an outdoor space to their own taste.

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











Approx 1209.00 sq ft

Council Tax Band: D

Entrance Hall
Entered via a pvc front door, stairs to the first floor, coved ceiling, radiator, laminate flooring.

Living Room
Double glazed square bay window to the front, double glazed patio doors to the rear, double obscure glazed window to the side, three radiators, coved ceiling, picture rail, fireplace with built in shelves to the side, wood flooring.

Kitchen
Double glazed window to the rear and side, double glazed pvc door to the side, kitchen fitted with wall and base units with worktop over, a four ring gas hob with integrated oven and grill combi, integrated microwave, one and a half stainless steel sink and drainer, integrated dishwasher, integrated washing machine, radiator, recess lights, laminate flooring.

First Floor landing
Stairs rise up from the hall, coved ceiling, stairs to the second floor.

Bedroom One
Double glazed window to the rear, built in wardrobes, radiator, wooden floor.

Bedroom Two
Double glazed window to the front, radiator, coved ceiling, built in wardrobes, wooden floors.

Bedroom Three
Double glazed window to the front, radiator, coved ceiling, built in wardrobe, wooden floors.

Bathroom
Double obscure glazed window to the rear, fitted with a white P shaped bath with shower attachment and glass screen, w.c and wash hand basin, heated towel rail, spotlights.

Second Floor
Double glazed skylight to the rear, radiator, recess lights, eaves storage, wooden floor.

Garden
Enclosed by timber fencing, patio and decked area, gate to the rear lane.

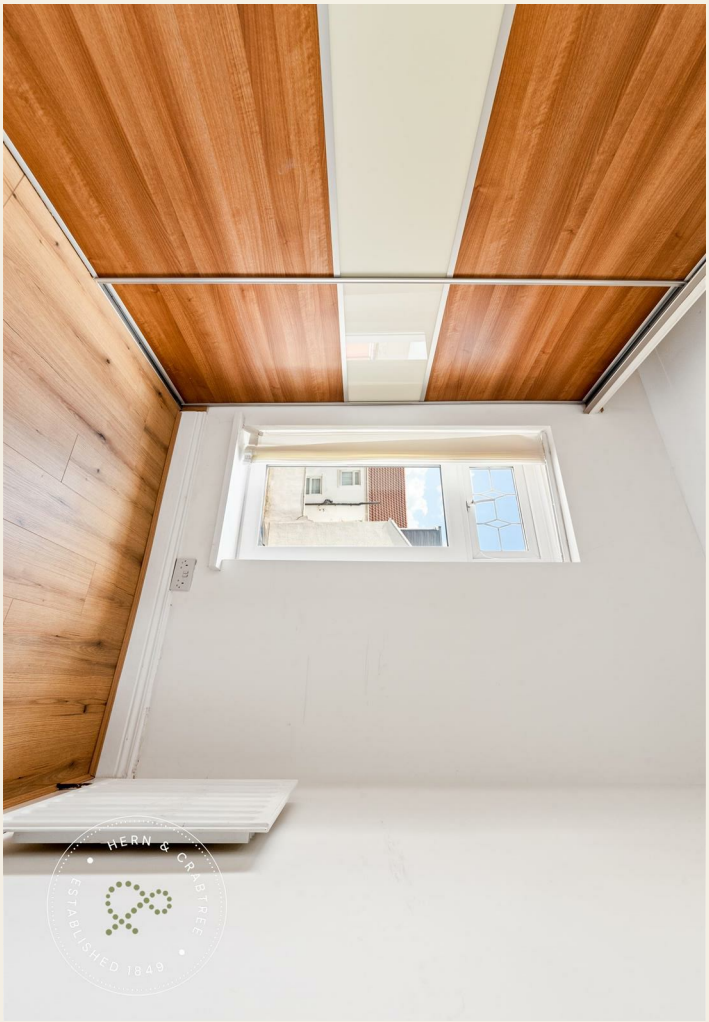
Front
A forecourt front with a low rise wall and pedestrian gate.

Tenure and additional information
We have been advised by the seller that the property is freehold and the council tax band is D. EPC=D.

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.

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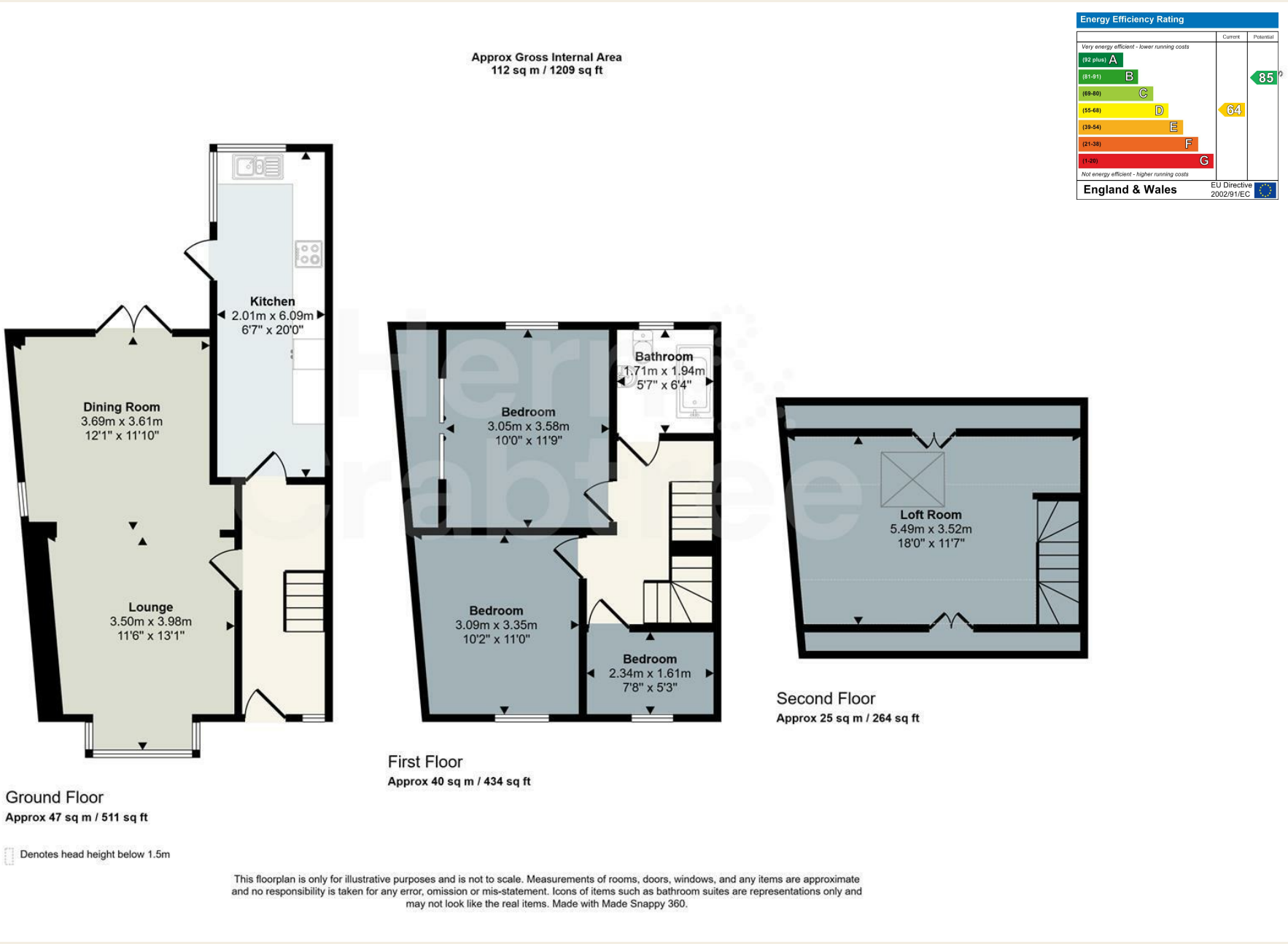












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