

# Maindy Road

CATHAYS, CARDIFF, CF24 4HL

**OFFERS IN EXCESS OF £365,000**

**Hern &  
Crabtree**





# Maindy Road

Viewings from 11th Nov. Situated in this popular street in Cathays, Cardiff, this charming bay-fronted terrace captures the essence of classic city living reimagined for modern life. Light pours through its spacious rooms, where period proportions meet vibrant, contemporary styling. The open-plan living and dining areas create an easy flow through the ground floor, framed by bay windows and original detailing that speak to the home's heritage.

At the rear, the kitchen and utility spaces combine form and function, offering a well-designed setting for everyday living. Upstairs, three beautifully balanced bedrooms and a bright, tiled bathroom provide comfortable accommodation for families and professionals alike. Outside, the enclosed garden offers both patio and lawned areas, with a useful garage accessed from the rear lane.

Maindy Road lies in a vibrant part of Cathays, a neighbourhood prized for its sense of community, independent cafés, and easy access to the city centre. Nearby Heath brings further appeal, with the University Hospital of Wales, Heath Park, and excellent local schools all within easy reach. The area is well connected by public transport and cycle routes, with Cathays and Heath railway stations offering direct access across Cardiff and beyond. Combining city convenience with a touch of suburban calm, this is a home that captures the best of both worlds.



**1013.00 sq ft**

### **Entrance Hall**

Entered via oversize composite front door with double obscure glazed panel, stairs to the first floor, radiator, coved ceiling, original tiled floor.

### **Living Room**

Double glazed bay window to the front with fitted shutters, radiators, coved ceiling, built in shelves, wooden flooring, square arch to the dining room.

### **Dining Room**

Double glazed bay window to the rear, coved ceiling, radiator, wooden flooring.

### **Kitchen**

Fitted with a range of wall and base units with worktop over, composite sink, a four ring electric hob with integrated oven/grill combination and integrated microwave, integrated fridge and freezer, integrated dishwasher, coved ceiling, wooden flooring.

### **Utility Room**

Double glazed window to the rear and to the side, door to side with double obscure glazed panel to top half, radiator, combination boiler, space and plumbing for a washing machine, tiled floor.

### **Cloakroom**

Double obscure glazed window to the rear, w.c and wash hand basin, tiled floor.

### **First Floor Landing**

Stairs rise up from the hallway, coved ceiling, access to loft space.

### **Bedroom One**

Double glazed bay window to the front, radiator, coved ceiling.

### **Bedroom Two**

Double glazed window to the rear, radiator, coved ceiling.

### **Bedroom Three**

Double glazed window to the rear, radiator, coved ceiling.

### **Bathroom**

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls and tiled floor.

### **Rear Garden**

Enclosed by timber fence and wall, patio area, two steps down to a lawn area, path to rear door giving access to the rear lane.

### **Garage**

#### **Front**

Enclosed by railings and low rise wall, tiled path, pedestrian gate.

### **Tenure and additional information**

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

### **Disclaimer**

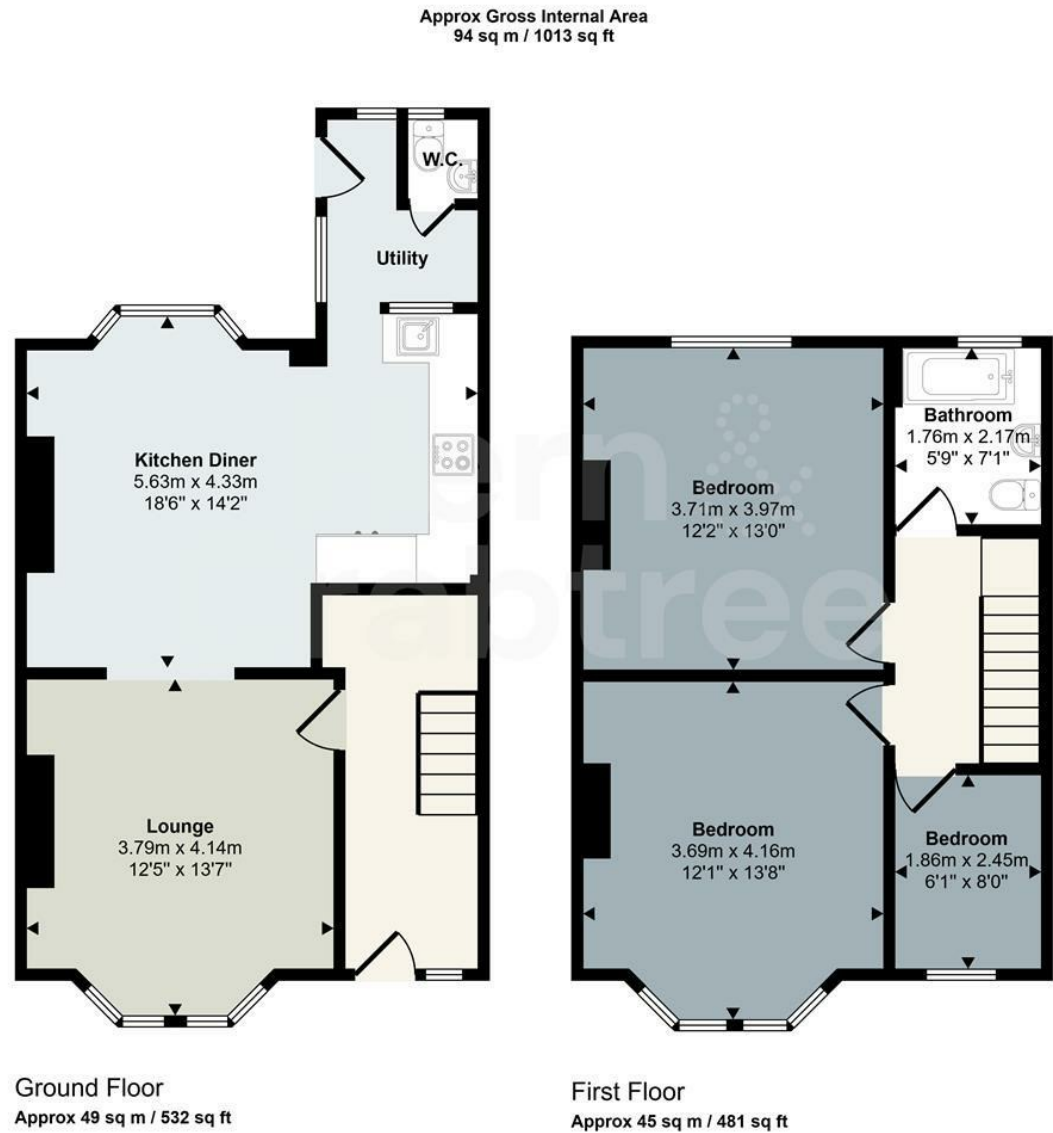
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.









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.

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