

# Clodien Avenue

CARDIFF, CF14 3NL

GUIDE PRICE £370,000

Hern &  
Crabtree



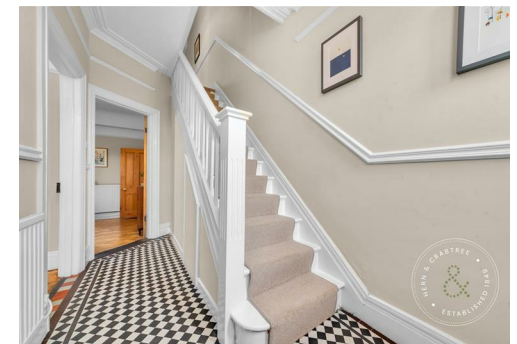
# Clodien Avenue

Positioned on the ever popular Clodien Road in the heart of Heath, this beautifully presented mid terrace home offers a thoughtful balance of character, warmth and carefully considered interiors. Retaining a wealth of original features including fireplaces, picture rails, dado rails and tiled flooring, the house has been sympathetically styled to create inviting living spaces with an easy sense of flow throughout.

The welcoming entrance hall leads to two elegant reception rooms, including a bright bay fronted lounge with fitted shutters and a cosy sitting room with herringbone parquet flooring, feature fireplace and patio doors opening onto the garden. To the rear, the kitchen is filled with natural light and fitted with wooden work surfaces, integrated appliances and French doors leading outside.

Upstairs are three well proportioned bedrooms and a family bathroom, with the principal bedroom spanning the front of the house and enjoying a bay window and original fireplace. The rear garden offers paved seating areas, lawn, brick built storage sheds and rear lane access.

Heath remains one of Cardiff's most desirable residential areas, known for its leafy streets, strong community feel and excellent amenities. The property is ideally placed for Heath Park, the University Hospital of Wales, well regarded schools, independent cafés and convenient transport links into Cardiff city centre and the A48/M4 corridor.



# 1087.00 sq ft

## Entrance Hall

Wooden front door with double glazed stained glass panels to the side and above leading into the entrance hall. Double glazed window to the side. Coved ceilings, picture rail, dado rail and staircase rising to the first floor with wooden balustrade. Useful understairs storage cupboard, radiator, boxed utility meters and black and white tiled flooring continuing through from the entrance.

## Lounge

Double glazed bay window to the front with fitted shutters. Coved ceilings, radiator, picture rail and wooden flooring.

## Sitting Room

Double glazed patio doors opening to the rear garden. Coved ceilings, picture rail, dado rail, radiator and herringbone parquet flooring. Feature fireplace with cast iron surround and tiled hearth.

## Inner Hallway

Tiled flooring continuing through to the kitchen and access to the ground floor WC.

## Ground Floor WC

Low level WC and wash hand basin with black and white tiled flooring.

## Kitchen

Double glazed windows to the side and double glazed French doors opening onto the rear garden. Fitted wall and base units with wooden work surfaces incorporating a composite sink and drainer. Integrated four ring induction hob, integrated oven and microwave combination oven. Space and plumbing for washing machine and space for a large fridge freezer. Terracotta tiled flooring.

## First Floor Landing

Access to loft space, coved ceilings, dado rail and fitted carpet. Large storage cupboard and exposed wooden flooring to part.

## Bedroom One

Double glazed bay window to the front and additional double glazed window to the front. Coved ceilings, picture rail, radiator and feature fireplace with cast iron surround and tiled hearth.

## Bedroom Two

Double glazed window to the rear. Coved ceilings, picture rail, radiator, built in storage cupboard and exposed wooden floorboards.

## Bedroom Three

Double glazed window to the rear, radiator and built in cupboard housing the combination boiler.

## Bathroom

Double glazed obscure window to the side. Tiled walls and tiled flooring. Suite comprising low level WC, wash hand basin, bath and integrated shower.

## Front Garden

Traditional tiled forecourt garden enclosed by a low brick wall with iron railings and gate.

## Rear Garden

Paved seating area directly to the rear of the house with steps leading down to a lawned section. Enclosed by brick walls and fencing with cold water tap, two brick built storage sheds and rear lane access.

## 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.



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

