

York Street

Canton, Cardiff CF5 1NB



- EPC - D
- Beautiful Bay-Fronted Home

- Two Reception Rooms
- Three Good-Sized Bedrooms

- West Facing Rear Garden
- Highly Desirable Location

Occupying an enviable position and within walking distance of the local shops, parks & amenities on offer in this highly-desirable part of the city is this handsome, bay fronted home, lovingly upgraded by the current owners and offering on-trend decor and stylish fittings throughout.

This much-loved abode offers accommodation comprising the welcoming hall, cosy bay-fronted lounge, sitting room with fitted book shelves (perfect 'home office'), fitted 'high gloss' kitchen with dining area, three bedrooms and first-floor bathroom suite.

Enclosed forecourt to front and delightful enclosed garden to rear with west-facing

Entrance

Entered via composite front door with double obscure glazing and matching window above, coved ceiling, radiator, wood laminate flooring, stairs to the first floor with understairs storage alcove beneath.

Lounge 13'8 max into bay x 11'4 max into recess (4.17m max into bay x 3.45m max into recess)

Double glazed pvc window to the front, radiator, storage cupboard to alcoves, TV point.

Sitting Room 9'7 max into recess x 11'2 (2.92m max into recess x 3.40m)

Double glazed pvc bay window to the rear, coved ceiling, radiator, wood laminate flooring, storage and shelving to alcoves.

Kitchen/Diner 21'5 max x 9'2 max (6.53m max x 2.79m max)

Fitted with a range of wall and base units with work tops over, four ring ceramic hob with cooker hood above and oven beneath, one and a half bowl stainless steel sink and drainer with mixer tap, space and plumbing for a dishwasher and a washing machine, space for American style fridge/freezer, concealed Worcester gas combination boiler, wood laminate flooring, double glazed pvc window to the side and French doors leading out to the rear garden.

Landing

Stairs rising from entrance hall with wooden handrail and spindles, access to loft space.

Bedroom One 10'8 max x 15'9 max (3.25m max x 4.80m max)

Twin double glazed windows to the front, radiator, coved ceiling.

Bedroom Two 11'2 x 9'8 max (3.40m x 2.95m max)

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

Bedroom Three 6'1 max x 11'9 max (1.85m max x 3.58m max)

Double glazed pvc window to the side, radiator, coved ceiling.



Bathroom 9'4 max x 5'4 max (2.84m max x 1.63m max)

Double obscure glazed pvc window to the rear, bath with plumbed shower over and glass screen, w.c and wash hand basin, radiator, part tiled walls and tiled flooring.

Rear Garden

Enclosed rear garden with feather edge timber fencing, shrubs and flower borders, railway sleepers, stone chippings.

Front

A forecourt front with low rise wall.

Tenure

We have been advised by the seller that the property is freehold.