



Brunswick Street

| Canton | CF5 1LJ



BRUNSWICK STREET

Guide Price £375,000

A beautifully presented four bedroom home located on Brunswick Street. Situated in the highly desirable area of Canton which offers excellent public transport links to Cardiff city centre, reputable English and Welsh Schools and a large variety of amenities to be enjoyed. Perfectly placed within a stone's throw of Thompson Park and Chapter Arts Centre along with the vibrant and celebrated eclectic mixture of Canton's shops, cafes and restaurant scene.

The accommodation in brief comprises of: Hallway, living room, sitting room, dining room, kitchen and an enclosed rear garden completes the ground floor. The first floor hosts four bedrooms and a family bathroom.

Please call our Hern and Crabtree Pontcanna office for more information.



Front

Front forecourt garden.

Hallway

Enter via double glazed obscure PVC door to the front elevation with window over. Period cornicing. Stairs rise up to the first floor. Concealed gas metres. Understairs storage cupboard. Period tiled flooring. Radiator.

Living Room

13'8" max x 12'0" max

Double glazed bay window to the front elevation. Ceiling rose. Coved ceiling. Feature fireplace. Wood laminate flooring. Radiator.

Sitting Room

12'7" max x 9'3" max

Double glazed window to the rear elevation. Ceiling rose. Picture rail. Coved ceiling. Built-in glassware cupboard into alcove. Feature fireplace. Wood laminate flooring.

Dining Room

10'11" max x 13'1" max

Double glazed window to the side elevation. Ceiling rose. Coved ceiling. Feature fireplace. Radiator. Built-in understairs storage cupboard. Wood laminate flooring.

Kitchen

11'1" max x 8'2" max

Double glazed windows to the rear and side elevation. Double glazed door leading to the garden. Wall and base units with complimentary worktops over. One and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Space for fridge freezer. Plumbing for washing machine. Space for tumble dryer or dishwasher. Vaillant gas combination boiler. Radiator. Wood laminate flooring.

Landing

Stairs rise up from the hallway. Bannister. Traditional linen cupboard. Large loft access hatch. Further loft access hatch.

Bedroom One

16'2" max x 14'4" max

Double glazed bay and half window to the front elevation. Feature fireplace. Radiator. Wood flooring. Picture rail.

Bedroom Two

10'5" max x 9'3" max

Double glazed window to the rear elevation. Fitted wardrobes. Built-in storage cupboards. Feature cast iron fireplace. Wood flooring. Radiator.

Bedroom Three

11'3" max x 8'5" max

Double glazed window to rear elevation. Feature cast iron fireplace. Wood flooring. Radiator. Rear loft access hatch.

Bedroom Four

9'6" max x 8'0" max

Double glazed window to the side elevation. Feature cast iron fireplace. Wood flooring. Radiator.

Bathroom

6'7" max x 6'9" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Double shower quadrant with electric shower. Tiled walls. Laminate flooring.

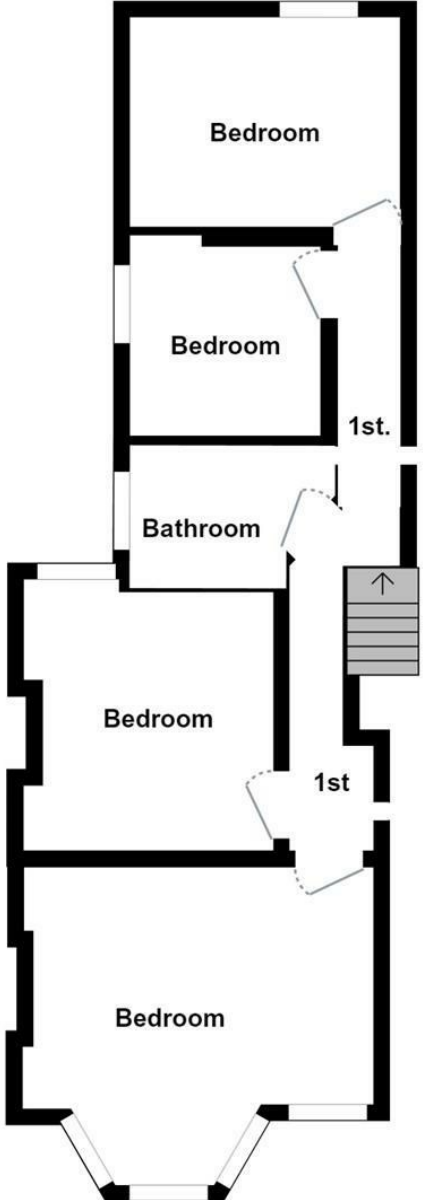
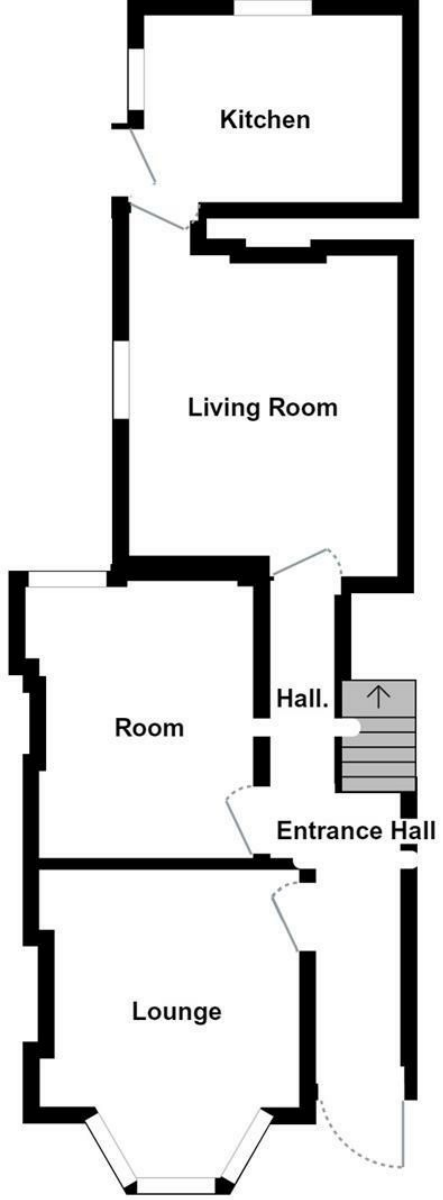
Garden

Enclosed rear garden. Patio. Lawn. Mature shrubs. Flower borders. Purpose built storage shed. Small side return.



Call Hern & Crabtree to arrange a viewing on **02920 228135**

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.