



Glamorgan Street

|| Canton | CF5 1QS



# GLAMORGAN STREET

Guide Price £315,000

Occupying an enviable position with a larger than average garden!

This beautifully presented home is situated within a stones throw of Chapter Arts Centre, parks, shops & a plethora of amenities in the massively sought after Canton area of Cardiff.

Inside, there are two bright reception rooms, complete with wood burner stove which are open plan - providing a spacious and versatile living / dining space, a well designed kitchen, two double bedrooms and a superb first floor family bathroom.

The garden offers a superb outside space with plenty of space for keen gardeners and relaxing.

For more information please call Hern & Crabtree, Pontcanna.



## Front

Front forecourt garden. Low rise brick wall.

## Hallway

Enter via a composite door to the front elevation with double glazed obscure window over. Wooden laminate flooring. Radiator. Coved ceiling. Picture rail. Stairs rising up to the first floor.

## Living room

10'7" max x 9'8" max

Squared off archway between the living and dining room. Double glazed window to the front elevation. Coved ceiling. ceiling rose. Picture rail. Wooden laminate flooring. Radiator. Chimney breast with exposed brickwork Built-in storage into alcove.

## Dining room

10'11" max x 11'3" max

Squared off archway between the living and dining room. Double glazed window to the rear elevation. Coved ceiling. Picture rail. Wooden laminate flooring. Radiator. Chimney breast with exposed brickwork. Built-in storage into alcove. Under stairs storage cupboard.

## Kitchen

9'6" max x 8'5" max

Double glazed window to the rear elevation. Double glazed door leading to the garden. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring gas hob with stainless steel splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Part tiled walls. Tiled flooring. Baxi combination boiler.

## Landing

Stairs rising up from the hallway. Wooden handrail. Bannister with wooden handrail and spindles. Coved ceiling. Loft access hatch.

## Bedroom one

13'5" max x 10'0" max

Two double glazed windows to the front elevation. Radiator.

## Bedroom two

8'7" max x 11'3" max

Double glazed window to the rear elevation. Coved ceiling. Radiator.

## Bathroom

8'2" max x 8'7" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Freestanding roll top claw feet bath. Walk-in shower with glass splashback and rainfall shower head. Part tiled walls. Tiled flooring. Extractor fan. Heated towel rail and radiator. Rear loft access hatch.

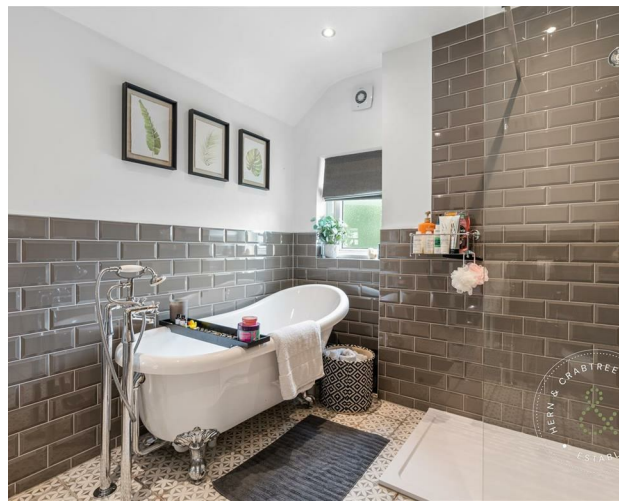
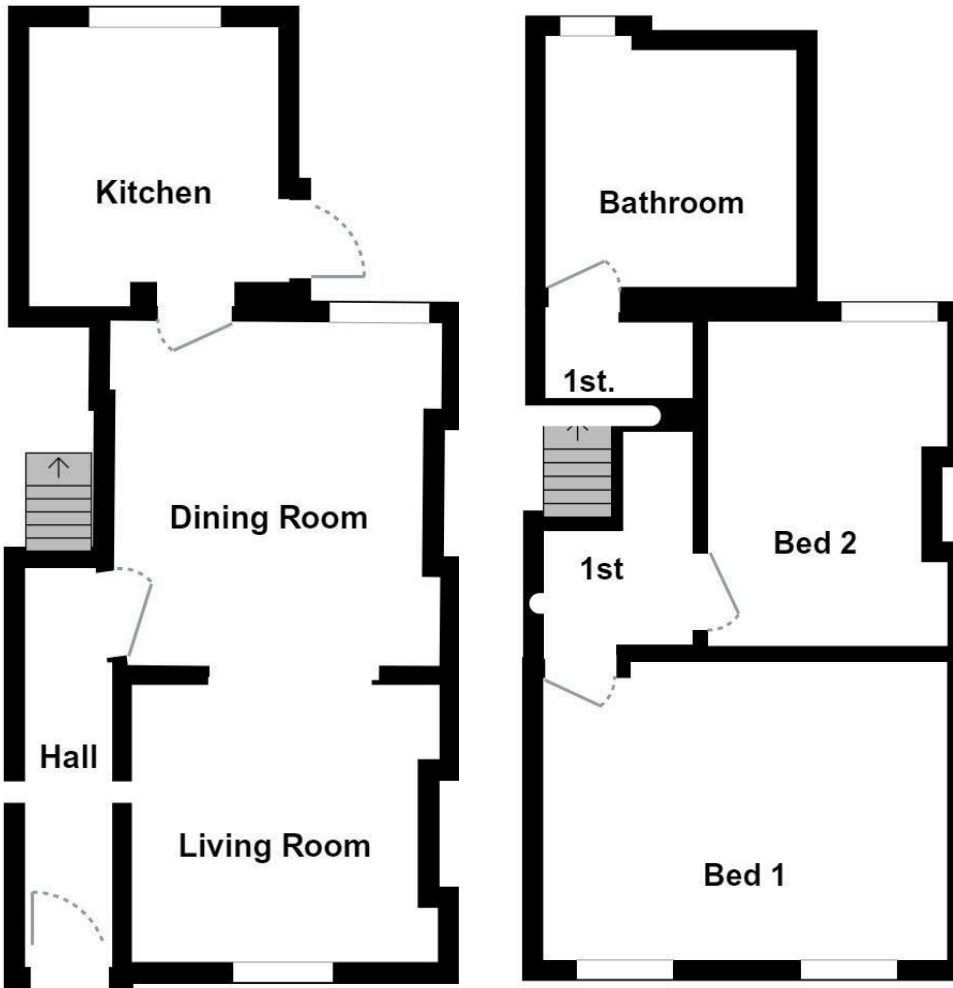
## Garden

Enclosed rear garden. Part concrete patio. Stone chippings with path leading to seating area. Raised lawn. Side return. Timber frame storage shed. Mature tree.



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

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



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		65
(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	



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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.