



Glamorgan Street
| Canton | CF5 1QS



GLAMORGAN STREET

Guide Price £365,000

This newly renovated three bedroom terrace home is located on Glamorgan Street. Situated in the highly desirable area of Canton which offers The Chapter Arts Centre, the main shopping centre in Canton and a hub of activities. The house is most conveniently positioned within walking distance to Cardiff city centre, Thompsons Park and Victoria Park. A superb selection of trendy bars, restaurants and coffee shops are within the immediate vicinity.

The beautifully presented property briefly comprises: Hall, living/dining room, kitchen and an enclosed rear garden to the ground floor. Two bedrooms and a family bathroom on the first floor. The second floor hosts a third bedroom with an en suite.

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



Porch

Enter via a double glazed composite door to the front elevation with window over. Part tiled walls. Tiled flooring. Door leading to:

Hall

Oak wooden effect vinyl tile flooring. Radiator. Stairs rising up to the first floor.

Living/Dining Room

10'8" max x 22'2" max

Open plan living and dining room with a squared off archway between the areas. Double glazed window to the front elevation. Double glazed window to the rear elevation. Chimney breast with slate hearth. Oak wooden effect vinyl tile flooring. Understairs storage cupboard with plumbing for washing machine.

Kitchen

14'7" max x 8'6" max

Double glazed window to the side elevation. Double glazed French doors leading to the garden. Wall and base units with wooden worktops over. Integrated one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Integrated

fridge freezer. Integrated dishwasher. Oak wooden effect vinyl tile flooring. Feature radiator. Breakfast bar with space for seating.

Landing

Stairs rise up from the hall. Wooden handrail. Bannister with wooden handrail and spindles. Split level landing. Stairs rise up to the second floor. Storage cupboard.

Bedroom One

12'9" max x 10'5" max

Two double glazed windows to the front elevation. Built in wardrobes. Vertical radiator.

Bedroom Two

10'7" max x 9'4" max

Double glazed window to the rear elevation. Radiator.

Bathroom

Double glazed obscured window to the rear elevation. W/C and wash hand basin. L-shape bath with rainfall shower head over and glass splashback screen. Part tiled walls. Vinyl flooring. Heated towel rail and radiator. Concealed gas combination boiler.

Second Floor Landing

Stairs rise up from the first floor. Wooden handrail and spindles.

Bedroom Three

17'3" max x 8'1" max

Double glazed window to the rear elevation. Double glazed skylight window. Radiator. Fitted storage into eave. Floor to ceiling height 6'7" max. Door leading to:

En Suite

W/C and wash hand basin. Corner shower quadrant. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

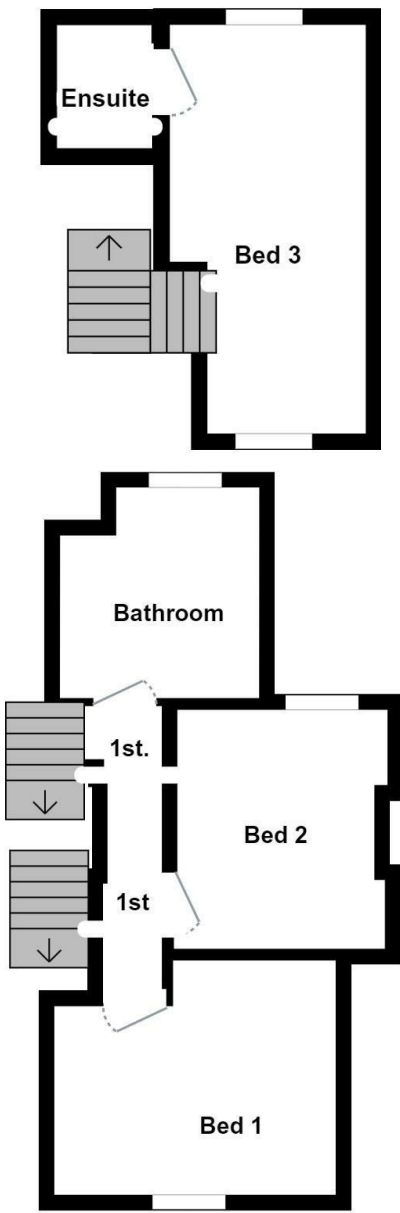
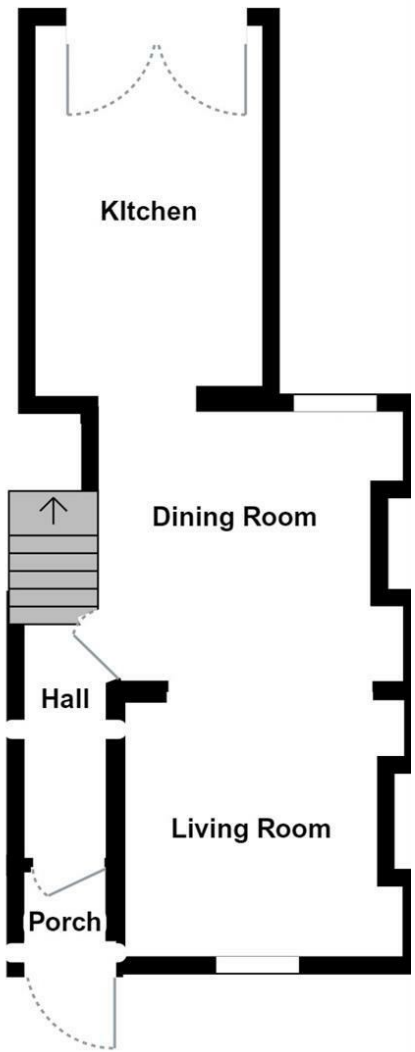
Garden

Enclosed rear garden. Tiled paved patio with path leading to raised deck sitting area. Raised flower borders. Lawn. Side return. Outside light. Cold water tap.



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

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



Energy Efficiency Rating

| Energy Efficiency Rating | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | | 63 |
| (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.