



Glamorgan Street

| Canton | Cardiff | CF5 1QS



GLAMORGAN STREET

Guide Price £340,000



Glamorgan Street is a no-through street situated in the popular location of Canton and is two miles west of Cardiff city centre. This charming mid-terrace house is deceptively spacious thanks to the large modern kitchen diner extension to the rear. The property has been carefully decorated with a neutral and warm colour pallet and offers a blend of traditional and contemporary stylings throughout.

From the internal porch, the hallway leads through to a sitting room with a cast iron wood-burning stove with stairs off-set to one side. A lounge is placed to the front of the property with stripped flooring and a feature fireplace. The kitchen diner is to the rear with beautifully appointed cabinetry and Neff appliances along with a large corner pantry built in. There is a handy utility cupboard and a central island breakfast bar and the kitchen still offers room for a dining table and chairs. Bi-fold doors open out to a landscaped rear garden. On the first floor are two double bedrooms and a good size bathroom.

Canton offers a large variety of shops, cafes and eateries along with parks and other green spaces. Glamorgan Street is close to Chapter Arts centre too. There are good public transport links to Cardiff city centre.

Porchway and Entrance Hall

Internal porch with tiled flooring. Double glazed door to front with window over. Entered via a traditional wood-glazed door leading into the main entrance hall. Radiator. Wood flooring. part open to the Sitting Room with stairs off-set to the first floor.

Sitting Room

10'11 x 11'6

From the hall walks through to the Sitting Room with stripped wood flooring. Cast iron wood burning stove in chimney. Shelving in alcoves. Radiator. Stairs off-set to first floor from hall with storage cupboards under. Door to Kitchen. Large archway to Lounge.

Lounge

10'4 x 10'10 max

Double glazed window to front. Cast iron feature fireplace. Cupboard in alcove. Stripped wood flooring. Radiator.

Kitchen / Dining Room

17'1 x 11'8

Kitchen forms part of an extension with sky light windows to the

rear and side with a set of bi-fold doors leading out to the rear garden. Feature exposed brickwork wall, radiator and tiled flooring. The kitchen comprises of a selection of wall and base units with complimentary wood worktops over. Central island breakfast bar matching. Ceramic one bowl sink and drainer. Space for fridge / freezer. Intergrated dishwasher. Corner large pantry cupboard. Neff induction hob with hood over. Tiled splash backs. Integrated Neff double-over and grill. Utility cupboard with plumbing for washing machine and space for a stacked condensing tumble dryer along with gas combination boiler in cupboard.

First Floor Landing

Stairs from the hallway. Wood handrail and spindles with matching bannister. Large loft access hatch. Doors to...

Bedroom One

14'6 x 10'5

Double glazed windows to front. Radiator. Wood stripped flooring. Feature cast iron fireplace.

Bedroom Two

11'7 x 9'1

Double glazed window to rear. Radiator.

Bathroom

9'2 x 9'1

Double glazed obscure window to rear. Bath with shower off mixer. Glass screen. Wash hand basin. W.C. Tiled flooring. Radiator. Part tiled walls. Extractor Fan. Tiled flooring.

Rear Garden

Rear Garden is laid with a paved patio, artificial lawn, raised flower borders. Mature acer tree and magnolia tree. Timber shed. Paved patio to the rear end of the garden. Outside tap and light.

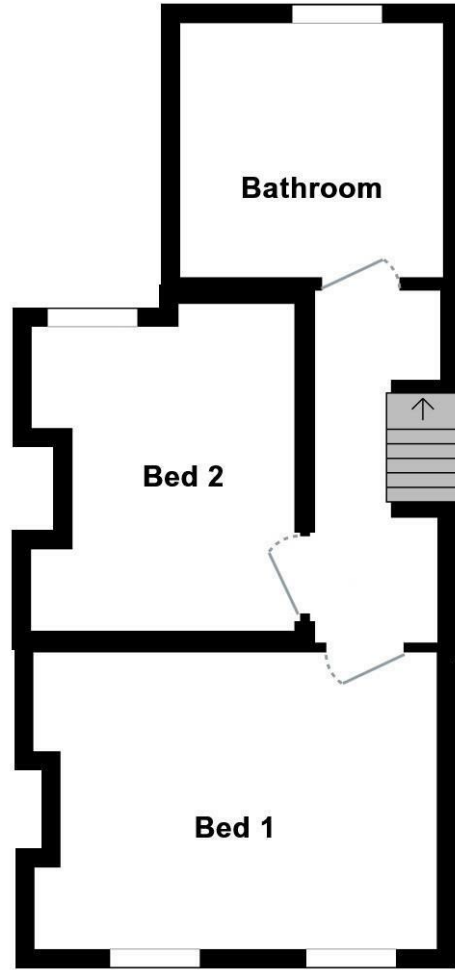
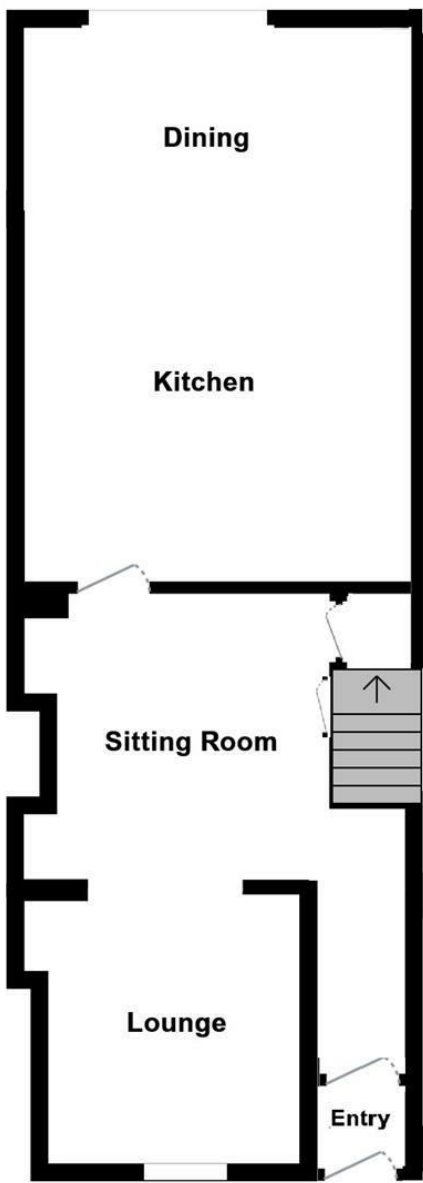
Tenure and Additional Information

We have been informed that the property is freehold. EPC - TBC



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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		69
(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.