



Cumberland Street

| | Canton | CF5 1LT



CUMBERLAND STREET

Guide Price £325,000



A traditional bay fronted family home situated in the very popular area of Canton, Cardiff - well known for its huge array of amenities & proximity to the city centre of Cardiff. Within walking distance to the property are a good selection of restaurants, cafes, markets and shops and for those looking to be close to the centre of Cardiff - this is a perfect spot.

The property comprises Entrance hallway with feature traditional tiling, a spacious living room that has been opened into the second reception area with original floorboards, a stylish modern, fitted kitchen and dining area complete the ground floor accommodation. Upstairs are three good size bedrooms and family shower room. To the rear is a Southerly facing garden.

The property further benefits from having no onward chain, so this could be a quick move for the motivated buyer!

Reception Hall

The property is entered through panelled front door with obscure glazed windows to the Hall. Ornate coving to the ceiling. Dado rail. Radiator. Original tiled flooring. Staircase rising to the first floor with newel posts and spindles. Door to the living area, dining area and glass panelled door to the kitchen.

Open plan Living Area 25'4" max x 11'6" max

A light and spacious open plan reception room. Double glazed bay window to the front elevation. Double glazed window and door to the rear elevation giving access to the garden. Original wooden floorboards. Feature fireplace to the living area and chimney breast to the dining area. Two panelled radiators. Coving to the ceiling.

Dining Area

Kitchen/ Breakfast room 19'6" x 10'5" max

A range of matching wall and base units with cupboards and drawers offering ample storage facilities with complementary work surfaces over. Integrated electric oven with four ring gas hob and chimney style extractor fan above. Plumbing for dishwasher. Sink drainer unit. Space for fridge freezer. Built in understairs storage cupboard of good size. Tiled splashbacks. Double glazed window to the side elevation. Double glazed double opening french doors to the rear elevation giving access to the garden. Panelled radiator. Smooth plastered ceiling. Spotlights to the ceiling. Feature tiled flooring. Space for dining table and chairs.

Landing

Access to the loft space. Dado rail. Doors give access to all bedrooms and bathroom. Dado rail.

Bedroom One 15'2" x 10'8" max

A light and spacious principle bedroom. Two double glazed windows to the front elevation. Radiator. Feature fireplace. Feature wooden flooring. Coving to the ceiling.

Bedroom Two 10'5" x 12'9"

A lovely second double bedroom. Double glazed window to the rear elevation. Coving to the ceiling. Feature wooden flooring.

Bedroom Three 11'5" x 9'7" max

A light, third double bedroom. Double glazed window to the rear elevation. Radiator. Feature wooden flooring.

Shower room 5'5" x 4'11"

Double glazed window to the side elevation. A three piece suite in white comprising: fitted shower cubicle with mains pressure shower, wash hand basin and WC. Tiled splash backs. Electric shaving point. Double glazed obscure window to the side elevation. Tiled flooring. Heated towel radiator.

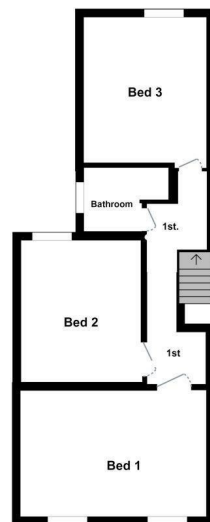
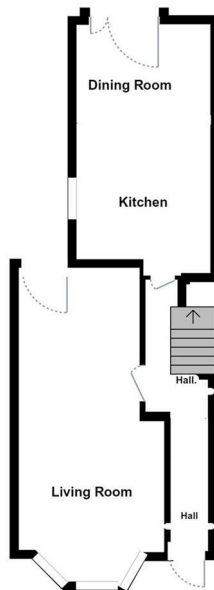
Outside Rear

The rear garden is enclosed by stone walling and timber fencing. Raised flower bed. Paving. Outside water tap. Garden shed housing gas central heating boiler and plumbing for washing machine.

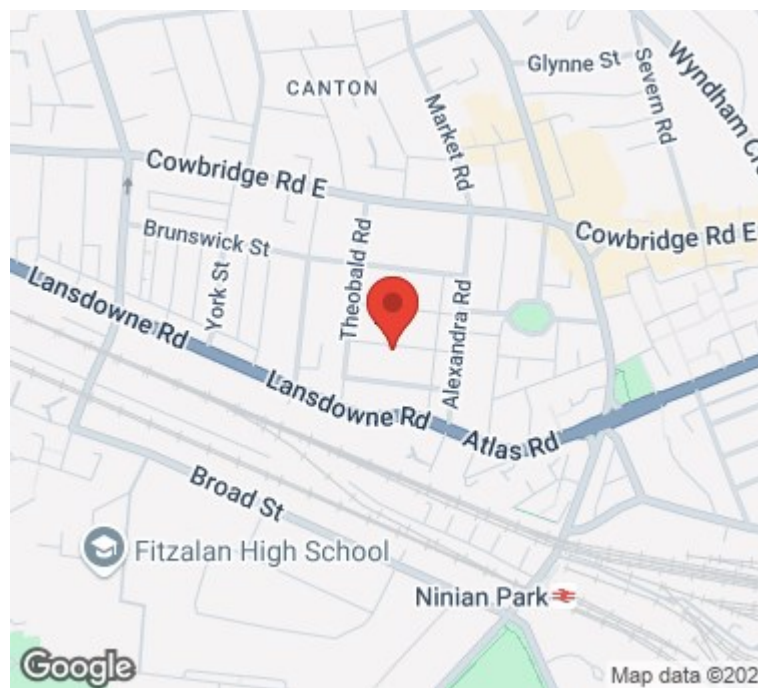


Call Hern & Crabtree to arrange a viewing on **02920 228135**

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For illustration purposes only. Not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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.