

Cumberland Street

CANTON, CF5 1LT

OFFERS OVER £300,000

Hern &
Crabtree

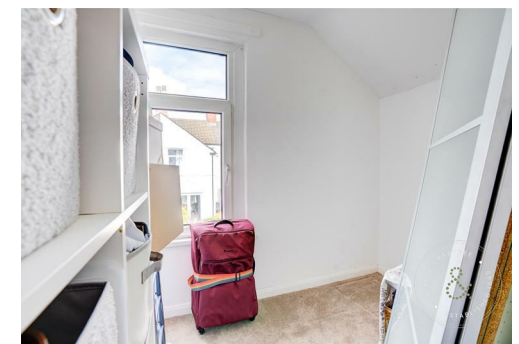
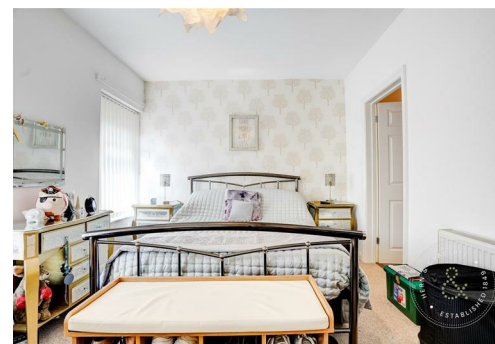


Cumberland Street

A traditional bay fronted family home situated in the very popular area of Canton, Cardiff - well known for it's 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 accommodation in brief comprises: entrance porch, reception hall, lounge, dining room, spacious kitchen, ground floor shower room and upstairs are three good size bedrooms and a second shower room.

The property further benefits from solar panels, an enclosed rear garden and is offered for sale with no onward chain.



sq ft

Entrance porch

The property is entered through UPVC double glazed panelled front door to the Porch. Coving to the ceiling. Tiled flooring. Walls are part tiled. Glazed internal door to the hallway.

Reception hall

Staircase rising to the first floor with newel posts and spindles. Understairs storage cupboard. Feature original tiled flooring. Radiator. Door gives access to the lounge and in turn the dining room and door to the kitchen.

Lounge

12'7" into bay x 11'4" into alcove

Double glazed bay window to the front elevation. Radiator. Feature fireplace with wood burning stove and slate hearth. Smooth plastered ceiling. Coving to the ceiling. Wood effect laminate flooring. Double opening doors give access to:

Dining room

9'4" x 11'4"

Double glazed window to the rear elevation. Wood effect laminate flooring. Smooth plastered ceiling. Vertical radiator. Power points. Door to:

Kitchen

21'9" max x 9'7" max

A spacious family kitchen fitted with a wide range of matching wall and base units with cupboards and drawers with complementary work surfaces over, One and a half bowl sink drainer unit with mixer tap above. Integrated microwave. Space for range cooker with cooker hood over and tiled splashback. Breakfast bar style unit with space for seating. Space for fridge freezer. Plumbing for washing machine. Double glazed french doors to the side elevation giving access to the garden. Door to:

Shower room

A useful second shower room with a three piece suite in white comprising: walk in shower cubicle with mains pressure shower and screen, low level WC and wash hand basin set into vanity unit. Walls are tiled. Heated towel radiator. Two obscure double glazed windows to the rear elevation. Smooth plastered ceiling. Spotlights to the ceiling. Extractor.

Landing

A split level landing. Access to the loft space. Doors to bedrooms and shower room. Radiator.

Bedroom one

10' x 12'6"

A light and spacious principle bedroom. Two double glazed windows to the front elevation. Radiator. Wall to wall, floor to ceiling fitted wardrobes with sliding doors providing excellent storage. Smooth plastered ceiling. Power points.

Bedroom two

11'3" max x 9'5" max

A second double bedroom. Double glazed window to the rear elevation. Radiator. Power points. Smooth plastered ceiling. Cupboard.

Bedroom three

6'2" x 8'6"

A good size third bedroom. Double glazed window to the rear elevation with aspect to the garden. Radiator. Built in cupboard. Power points.

Shower room

5'11" x 7'1"

A three piece suite in white comprising: fitted shower cubicle with mains pressure shower, shower tray and sliding door, wash hand basin and WC. Walls are tiled. Heated towel radiator. Obscure double glazed window to the side elevation. Smooth plastered ceiling. Spotlight.

Outside front

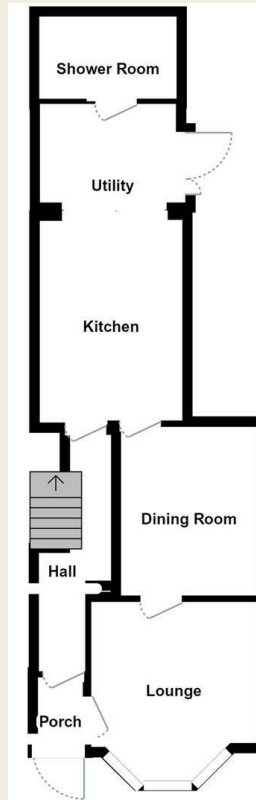
To the front of the property is a small enclosed court yard with gated pedestrian access to the property. Dwarf brick walling.

Outside rear

An enclosed, low maintenance garden with stone and brick walling. Artificial lawn area. Flower borders. Paved patio area.



Good old-fashioned service with a modern way of thinking.



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

