

# Theobald Road

CANTON, CF5 1LQ

**GUIDE PRICE £235,000**

**Hern &  
Crabtree**





# Theobald Road

A stunning pad in the heart of Canton, set behind a handsome Victorian brick and bath stone façade. Proudly positioned in Theobald Road, this excellent home is nestled in Canton which offers an abundance of coffee houses, eateries and independent shops all within a short stroll. The property is perfectly located for those who would like to be within each reach of the city centre, Cardiff central train station and have easy access to the M4.

Once through the neat communal entrance, the property opens to an extraordinary duplex garden apartment, with storage space and a doorway leading to the open-plan kitchen, diner and living room. The charming kitchen has been created with an island and has a mixture of open shelves, wall and base units along with modern worktops. The versatile dining and living room are all beautifully presented and feature bi-fold doors that open out to a private garden. Stairs lead up to a good size landing, with two double bedrooms and a modern shower room.

There is a neutral calming palette used throughout that teams beautifully with the warm wood flooring and high ceilings. It is rare to find such an immaculate and spacious duplex garden flat in this area.

This apartment is not just a home; it is a lifestyle choice, situated in a lively neighbourhood that offers a variety of local amenities, parks, and excellent transport links. Whether you are looking to enjoy the bustling atmosphere of Cardiff or seeking a peaceful retreat, this property caters to all your needs.

Do not miss out on this exceptional opportunity to own a modern apartment in a sought-after location.



# 772.00 sq ft

## Hallway

Enter via a composite door from the communal hallway. Oak wooden flooring. Radiator. Stairs rise up to the first floor. Understairs storage cupboard.

## Kitchen/Diner

16'4" max x 10'0" max

Double glazed full length window to the side elevation. Wall and base units with wooden worktops over. Integrated four ring gas hob. Integrated oven. Space for fridge freezer. Space for full length dishwasher. One bowl stainless steel inset sink with mixer tap. Breakfast bar. Continuation of oak wooden flooring. Radiator. Open plan to the lounge.

## Lounge

14'1" max x 12'3" max

Double glazed sliding doors leading to the garden. Double glazed skylight window. Continuation of oak wooden flooring. Radiator. Open plan to the kitchen/diner.

## Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Two double glazed skylight windows. Radiator.

## Bedroom One

15'9" max x 7'11" max

Double glazed window to the rear elevation. Radiator.

## Bedroom Two

10'2" max x 9'10" max

Double glazed window to the rear elevation. Radiator.

## Shower Room

6'7" max x 5'6" max

Double glazed skylight window. W/C and wash hand basin. Vanity cupboard. Double shower quadrant with fitted shower and glass splashback screen. Heated towel rail. Part tiled walls. Vinyl flooring. Extractor fan.

## Garden

Enclosed rear garden. Paved patio. Raised flower borders. Outside light.

## Tenure

The property has a share of the freehold with an original 999 year lease from January 2024. Peppercorn ground rent.

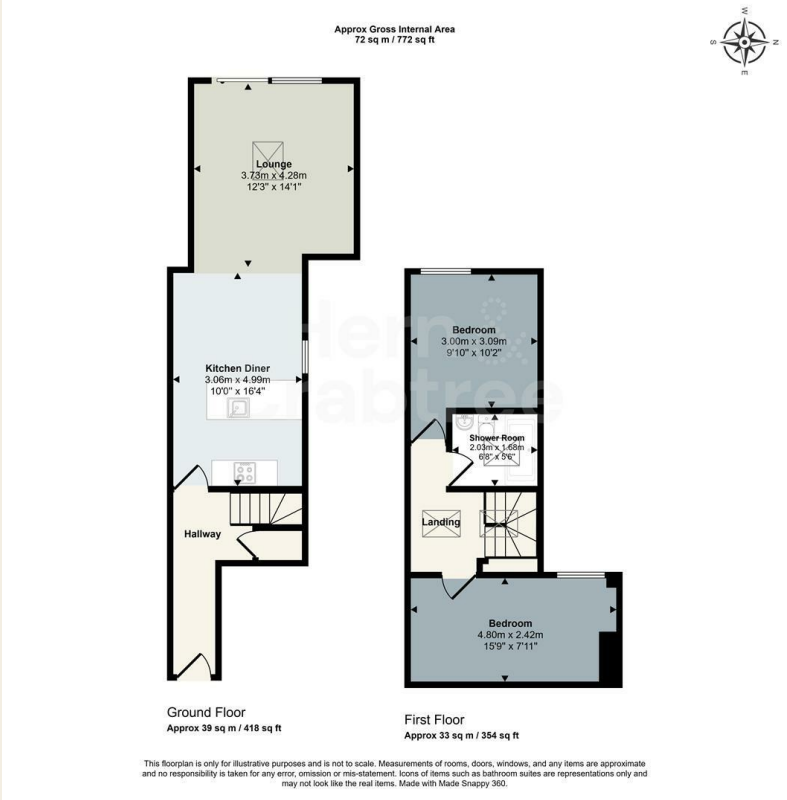
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(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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