

Glamorgan Street Mews

CARDIFF, CF5 1RT

GUIDE PRICE £235,000

**Hern &
Crabtree**



Glamorgan Street Mews

Nestled in the vibrant and sought-after neighborhood of Canton, is this delightful semi-detached home. The property is ideally situated just a short stroll from a variety of trendy shops, charming cafes, Chapter Arts Centre and lush green spaces, ensuring everything you need is at your doorstep. With excellent transport links close by, Cardiff city center and surrounding areas are easily accessible, making this location both convenient and connected.

Inside, the home features a spacious lounge, a modern kitchen, and a bright conservatory that seamlessly blends indoor and outdoor living. Upstairs, you'll find two cozy bedrooms and a bathroom. Outside, both front and rear gardens provide a tranquil space to unwind. Allocated parking.

Please note we have been advised that the property will be freehold on completion.

To arrange a viewing or for further details, please contact our Hern and Crabtree Pontcanna office.



709.00 sq ft

Front

Front forecourt. Allocated parking.

Entrance

Enter via a double glazed door to the front elevation.

Lounge

15'10" max x 12'6" max

Double glazed window to the front elevation. Coved ceiling. Wooden laminate flooring. Electric radiator. Stairs rise up to the first floor. Door leading to:

Kitchen/Diner

12'4" max x 7'7" max

Double glazed window offering natural light from the conservatory. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Space for dishwasher. Space for fridge freezer. Tiled flooring. Double glazed door leading to:

Conservatory

11'8" max x 8'11" max

Double glazed windows. Double glazed French doors leading to the rear garden.

Landing

Stairs rising up from the lounge. Wooden handrail. Loft access hatch.

Bedroom One

13'0" max x 12'5" max

Double glazed window to the front elevation. Wooden laminate flooring. Electric radiator.

Bedroom Two

10'5" max x 6'4" max

Double glazed window to the rear elevation. Wooden laminate flooring. Concealed hot water tank.

Bathroom

7'6" max x 5'7" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Bath with electric shower. Part tiled walls. Vinyl flooring. Electric wall heater.

Garden

Enclosed garden. Pedestrian gate leading through to the front aspect. Mature shrubs and trees.

Additional Information

Council Tax Band D (Cardiff). EPC rating D.

Tenure

The property currently has a leasehold title, please note we have been advised the property will be made freehold on completion.

Glamorgan Street Mews Management

£10 billed per calendar month for maintaining communal areas.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		60
(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

