

# Brunswick Street

CANTON, CARDIFF, CF5 1LH

GUIDE PRICE £210,000

**Hern &  
Crabtree**





# Brunswick Street

A delightful duplex maisonette, providing a unique living experience for its future residents.

Situated in a prime location, this property boasts the convenience of city living without compromising on space and comfort. With one bedroom and a study/office room, there is ample room for guests, or even a home office for those working remotely.

Whether you're looking to invest in a property or find a new place to call home, this no-chain situation is a definite plus.

The accommodation in brief comprises of: Hall, living room, kitchen, landing, one bedroom, a study/office room and a shower room. A garden area and a garage.

Please call Hern & Crabtree, Pontcanna for more information.



## 527.43 sq ft

### Entrance

The property is entered through a PVC door to the side elevation. Double glazed door to the rear garden and access to the garage. Double glazed window to the rear elevation.

### Lounge/ dining room

15'8" max x 10'11" max

Two double glazed windows to the side elevation. Laminate flooring. Staircase rising to the first floor. Two radiators.

Archway to:

### Kitchen

9' max x 6'2" max

Double glazed window to the side elevation. Wall and base units with drawers and cupboards with complementary work surfaces over. Stainless steel sink drainer unit with mixer tap. Electric oven and hob with cooker hood over. Cupboard housing gas combination boiler.

### Landing

Stairs rising up from the lounge/ dining room. Access to the loft space.

### Bedroom One

9'1" max x 8' max

Double glazed window to the rear elevation. Mirrored fitted wardrobes. Radiator.

### Study/Office

10'10" max x 5'10" max

Double glazed window to the side elevation. Radiator.

### Shower Room

7'4" max x 5'4" max

Double glazed obscure window to the side elevation. WC and wash hand basin with fitted shower cubicle and sliding glass door. Vanity cupboard. Tiled walls. Heated towel radiator. Extractor.

### Garden & Garage

Small garden area laid to astro turf. Access to the garage.

### Tenure

### Additional information

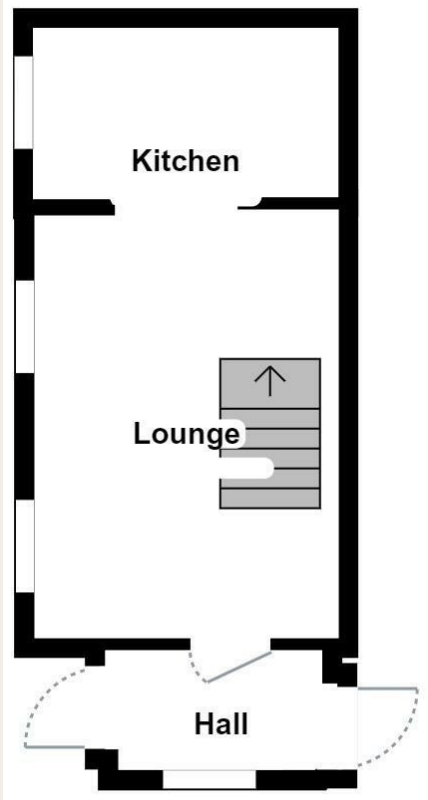
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# Good old-fashioned service with a modern way of thinking.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 89                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 63      |                         |
| (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 |

