

St. Johns Crescent

CANTON, CARDIFF, CF5 1NX

GUIDE PRICE £220,000

Hern &
Crabtree



St. Johns Crescent

The perfect combination of comfort and style in this inviting two-bedroom first-floor apartment, offering a serene living space in a prime location.

Living in Canton offers a unique blend of urban convenience and a relaxed, village-like atmosphere. Located just a short distance from Cardiff city center, it's an incredibly sought-after area, particularly for young professionals, families, and those who enjoy a vibrant yet peaceful environment. Beautiful views overlooking the Church of Saint John the Evangelist. The area is well-served with a range of independent cafes, bars, and restaurants, making it a lively and enjoyable place to live. Kings Yard, a popular local hub, hosts a regular market and offers several small shops. Conveniently located for commuting, with easy access to Cardiff city centre and the M4 motorway.

The accommodation in brief comprises of Hall, lounge/diner, kitchen, two bedrooms and a bathroom. Two allocated parking spaces.

Please call our Hern and Crabtree Pontcanna office for more information.



561.00 sq ft

Hall

Enter from the communal hallway. Telephone intercom. Split level hall. Double glazed window to the side elevation. Radiator.

Lounge/Diner

13'1" max x 11'3" max

Double glazed bay window to the front elevation. Radiator. Squared off archway to the kitchen.

Kitchen

9'9" max x 6'9" max

Double glazed window to the front elevation. 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 fridge freezer. Tiled flooring.

Bedroom One

11'7" max x 9'10" max

Double glazed window to the side elevation. Fitted wardrobes. Radiator. Small loft access hatch,.

Bedroom Two

11'6" max x 10'0" max

Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bathroom

6'5" max x 5'9" max

W/C and wash hand basin. Vanity unit. Bath with shower mixer. Tiled flooring. Part tiled walls. Heated towel rail. Shaver point. Extractor fan.

Parking

Allocated driveway parking for two vehicles.

Tenure

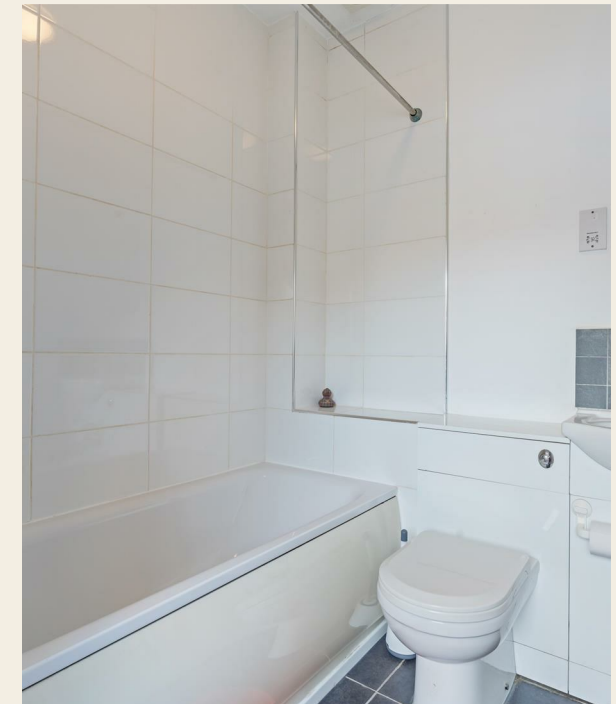
Leasehold. 999 year lease from 2018 with 992 years remaining. £0 Annual Ground Rent. £2,383.08 annual service charge (£198.59 pcm).

Additional Information

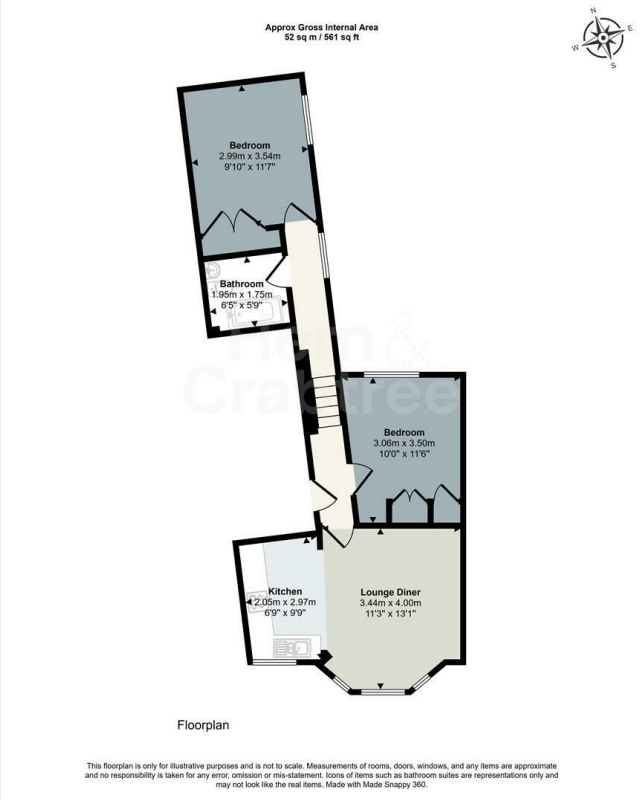
Council Tax Band D (Cardiff). EPC rating D.

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		79
(81-91) B		
(69-80) C		58
(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



Hern & Crabtree

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