

Westmoreland Street

CARDIFF, CF5 1LU

GUIDE PRICE £375,000

**Hern &
Crabtree**



Westmoreland Street

A beautifully presented three-bedroom period home in the heart of Canton. Step inside this elegant mid-terrace on ever-popular Westmoreland Street and you'll immediately appreciate the thoughtful blend of period charm and modern touches that make this house a true home.

The front living room is bathed in natural light from a traditional bay window, and an open squared archway leads through to a stylish second sitting area. Original features including coved ceilings and a delicate ceiling rose are a gentle nod to the home's Victorian heritage, effortlessly balanced by a contemporary palette and finish throughout.

To the rear, an open-plan kitchen and dining room forms the heart of the home — a sociable, well designed space that flows beautifully into the stunning, south-facing garden. Bathed in sunlight throughout the day, the landscaped garden is a true extension of the living space, perfect for al fresco dining, lazy weekend lounging, or watching the seasons change in peace and privacy. Whether you're hosting friends for supper or enjoying quiet family time, this space feels made for both.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, all immaculately presented, with plenty of light and a calm, welcoming feel.

Nearby, you'll find Chapter Arts Centre — a creative hub for film, theatre and art — and the buzzing bars and cafés of Cowbridge Road East. Victoria Park and Thompson's Park are close at hand, offering welcome green retreats, while the area is well-served by local schools and transport links. Just a short stroll from the city centre, this vibrant suburb offers a rich mix of culture, green space, independent shops, and a real sense of community.



1050.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate. Storm porch to the front.

Hallway

Enter via a double glazed composite door to the front elevation with window over. Coved ceiling. Tiled flooring. Radiator. Stairs rise up to the first floor. Understairs storage alcove.

Living Room

12'3" max x 10'8" max

Double glazed bay window to the front elevation. Coved ceiling. Ceiling rose. Cast iron feature fireplace. Fitted storage and shelving into alcove. Radiator. Squared off archway to the sitting room.

Sitting Room

11'7" max x 9'3" max

Double glazed window to the rear elevation. Coved ceiling. Ceiling rose. Radiator. Squared off archway to the living room.

Kitchen/Diner

18'8" max x 10'1" max

Double glazed window to the side and rear elevation. PVC door leading to the rear garden. Wall and base units with wooden worktops over. Belfast sink and with mixer tap. Space for range style cooker with tiled splashback and cooker hood over. Space for fridge freezer. Space for full length dishwasher. Plumbing and space for washing machine. Space for further appliance. Radiator. Tiled flooring.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Loft access hatch. Rear loft access hatch.

Bedroom One

14'4" max x 10'2" max

Two double glazed windows to the front elevation. Coved ceiling. Ceiling rose. Fitted shelving into alcoves. Radiator.

Bedroom Two

11'10" max x 9'1" max

Double glazed window to the rear elevation. Radiator.

Bedroom Three

10'1" max x 8'11" max

Double glazed window to the rear elevation. Radiator.

Shower Room

8'11" max x 6'0" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Double shower tray with fitted shower and glass splashback screen. Shaver point. Extractor fan. Part tiled walls. Tiled flooring. Heated towel rail and radiator.

Garden

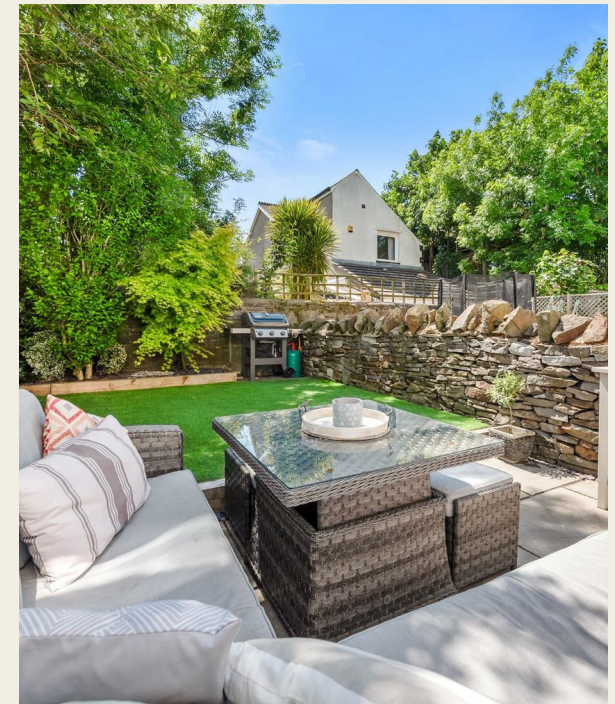
Enclosed south-facing rear garden. Paved patio. Astro turf lawn. Mature shrubs and trees. Outside light. Cold water tap. Purpose built storage shed. Side return.

Additional Information

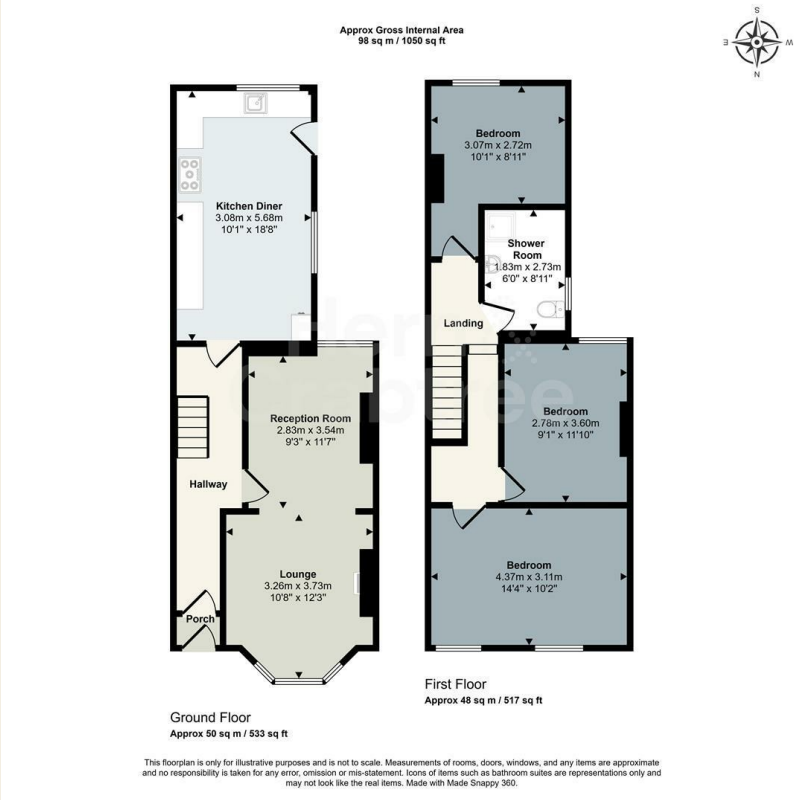
Freehold. Council Tax Band D (Cardiff). EPC rating TBC.

Disclaimer

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

