

Glamorgan Street

CANTON, CF5 1QS

GUIDE PRICE £340,000

Hern &
Crabtree



Glamorgan Street

A fully refurbished family home & offered for sale with No Onward Chain

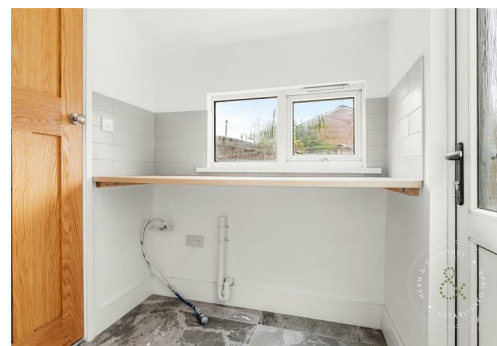
A superb opportunity to acquire this charming terraced home set in the ever-popular Canton district of Cardiff.

This well presented property offers versatile living accommodation over two floors, making it ideal for first time buyers, professionals or investors alike.

The home opens into a welcoming hallway leading to an open-plan lounge and dining area, filled with natural light and offering direct access to the rear garden. The kitchen is fitted with integrated appliances and offers a practical layout, flowing through to a utility room and useful downstairs cloakroom.

Upstairs there are three bedrooms and a family bathroom, with the principal bedroom overlooking the front aspect. The rear garden offers a private outdoor space with raised borders ready for planting.

Situated on Glamorgan Street, the property enjoys a sought-after position within easy reach of Canton's vibrant array of independent cafés, bars and shops on Cowbridge Road East. Victoria Park and Chapter Arts Centre are nearby, offering plenty of recreational options. Cardiff city centre is just over a mile away and easily accessible on foot, by bus or by bike. Excellent transport links include regular bus services, Cardiff Central train station, and easy access to major road routes including the A48 and M4 for commuters.



Reception Hall

The property is entered through a double glazed, composite front door with glazed windows above. The entrance hall features ornate style tiled flooring and carpet. Radiator. Open access into the main living areas.

Lounge/ Dining room

An open plan living and dining space offering a double glazed window to the front elevation and a double glazed obscure PVC door opening onto the rear garden. Two radiators provide warmth, while built-in cupboards offer useful storage. Stairs rise from the dining area to the first floor.

Kitchen

The kitchen is accessed from the dining area. Double glazed window to the side elevation. The kitchen is fitted with a range of matching wall and base units with work surfaces over, incorporating a one and a half bowl sink and drainer with mixer tap. Integrated appliances include a four-ring gas hob, oven, microwave, and a cooker hood above. There are tiled splash backs, a pull-out larder cupboard, space for an under-counter fridge and tiled flooring throughout.

Utility room

A useful additional room with plumbing for a washing machine and additional appliance. Double glazed window to the rear elevation. Double glazed door leading out to the rear garden. Matching tiled splashbacks, countertop, and tiled flooring. Door to:

Cloakroom

A two piece suite in white comprising: WC and wash hand basin. Tiled flooring.

Landing

Stairs rise from the dining area with a wooden handrail and spindles, leading to a landing with loft access.

Bedroom One

A light and spacious principle bedroom. Two double glazed windows to the front aspect. Radiator.

Bedroom Two

Double glazed window overlooking the rear garden and radiator.

Bedroom Three

Double glazed window to the rear aspect, radiator, and a built-in cupboard housing the Worcester gas combination boiler.

Bathroom

A stylish bathroom finished with contemporary white metro tiling and contrasting dark fixtures. The suite comprises a panelled L-shaped bath with overhead rainfall shower and additional hand-held attachment, complemented by a clear glass screen. There is a low-level WC, pedestal wash hand basin with mixer tap, and chrome heated towel rail. The light décor and tiled splashbacks create a bright and modern feel.

Outside front

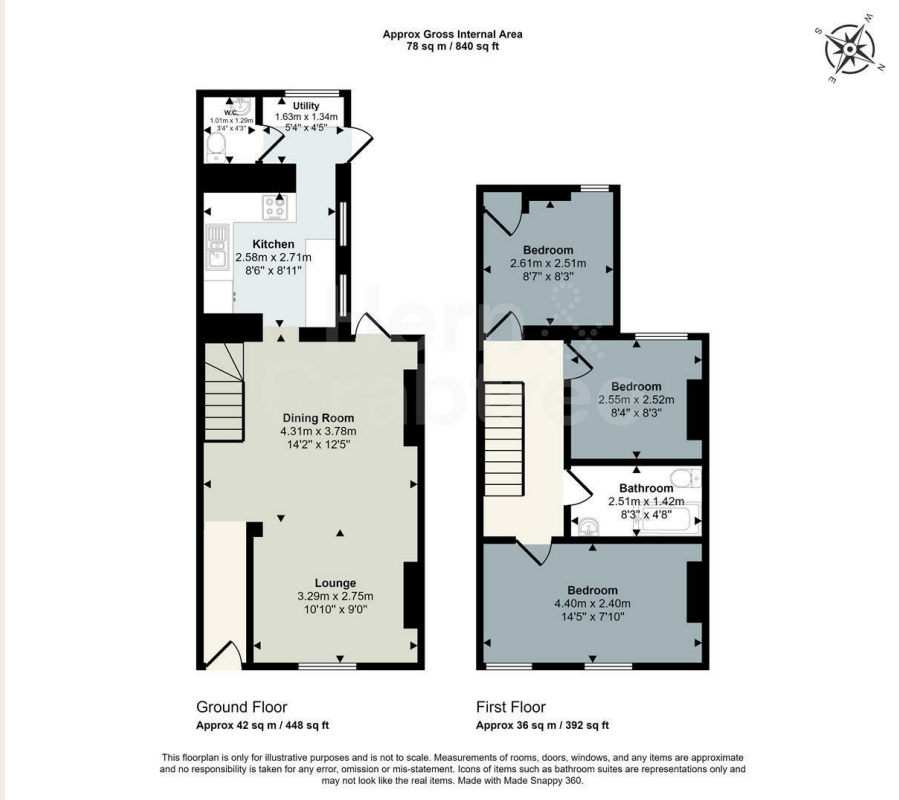
The property benefits from a low-maintenance forecourt garden to the front.

Outside rear

The rear garden is enclosed and offers a concrete pathway with raised borders, ready for planting and landscaping.



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

