



Residents permit holders only  
8am - 10pm  
Deiliaid trwydded breswyl yn unig  
8am - 10pm



Thurston Street

| Canton | Cardiff | CF5 1PN



This warm and inviting period single-bay fronted home has been stylishly presented. Situated within a small cul de sac street made up of period terrace houses with a couple of low-rise modern apartments the property is within a stone's throw of Canton's main shopping district.

The property benefits from extensions to the rear and into the loft space. The property is entered via a porch into the hall with a door opening into an open-plan lounge and sitting room. To the rear of the house is a modern kitchen and dining room with doors that open out to the rear garden. On the first floor are two double bedrooms and a generous family bathroom. The loft has been converted to a good size single bedroom with a cloakroom en suite. Outside is a low maintenance garden with patio and artificial lawn.

The property also benefits from being within walking distance to Ninian Park Railway Station and offers excellent public transport links to Cardiff city centre.

Canton is becoming an increasingly innovative area to live for young and creative professionals. Boasting three large green areas, artisan restaurants and several cultural hubs, Canton is an exciting place to live and visit. Known for hosting a variety of film festivals, experimental art exhibitions and celebrating diversity, Chapter Arts Centre, which features an independent cinema, spacious café and warm, friendly atmosphere, is a focal point of culture in the area.

# THURSTON STREET

Guide Price £300,000



## Front

Front forecourt garden. Low rise brick wall with wrought iron railings.

## Porch

Double glazed composite door to the front front elevation with window over. Tiled sidings. Wooden flooring. Door leading to:

## Hall

Continuation of wooden flooring. Coved ceiling. Ceiling arch detail. Radiator. Stairs rising up to the first floor. Under stairs storage alcove.

## Living Room

12'7" max x 11'1" max

Double glazed bay window to the front elevation. Coved ceiling. Stripped wooden flooring. Radiator. Chimney breast with alcove and tiled hearth. Fitted cupboard into alcove. Squared off archway to the sitting room.

## Sitting Room

10'5" max x 9'1" max

Double glazed window to the rear elevation. Coved ceiling. Continuation of stripped wooden flooring. Radiator. Cast iron stove with slate hearth. Fitted storage cupboards into alcove. Squared off archway to the living room.

## Kitchen/Dining Room

20'4" max x 9'1" max

Double glazed windows to the side elevation. Double glazed bi-folding doors leading to the garden. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Space for full length dishwasher. Space for fridge freezer. Space for further appliances. Half rise feature wall panelling. Laminate flooring. Radiator.

## Landing

Stairs rise up from the hall. Wooden handrail and spindles. Matching bannister. Split level landing. Stairs rising up to the second floor.

## Bedroom One

14'7" max x 10'5" max

Two double glazed windows to the front elevation. Radiator. Fitted storage cupboard.

## Bedroom Two

10'5" max x 9'1" max

Double glazed window to the rear elevation. Radiator.

## Bathroom

8'0" max x 11'1" max

Double glazed windows to the side and rear elevation. W/C and wash hand basin. Bath with mixer tap. Shower quadrant with glass door. Part tiled walls. Tiled flooring. Storage cupboard with concealed gas combination boiler. Radiator. Rear loft access hatch.

## Second Floor Landing

Stair rise up from the first floor landing. Wooden handrail and spindles.

## Bedroom Three

13'3" max x 10'9" max

Double glazed skylight window. Radiator. Storage into eaves. Floor to ceiling height is 6'8". Door leading to:

## En Suite

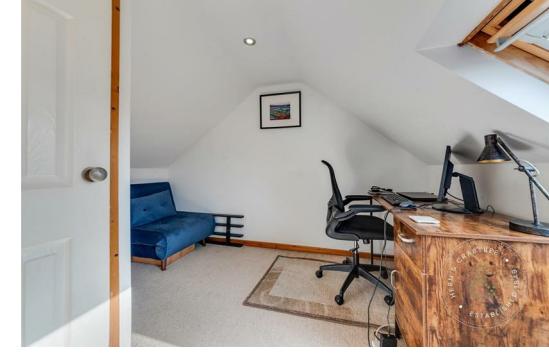
5'2" max x 4'3" max

Double glazed skylight window. W/C and wash hand basin. Wooden laminate flooring.

## Garden

enclosed rear garden. Paved patio. Astro turf lawn. Cold water tap. Outside light. Small side return.

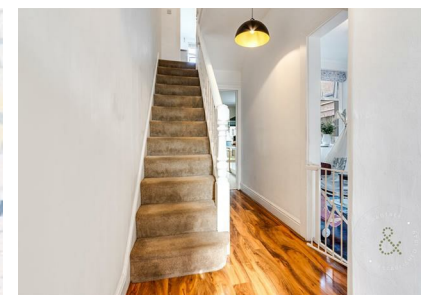




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<https://www.hern-crabtree.co.uk>





**Energy Efficiency Rating**

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | <b>83</b> |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         | <b>63</b> |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

**England & Wales** EU Directive 2002/91/EC



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**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.