

Loftus Street

CANTON, CARDIFF, CF5 1HL

GUIDE PRICE £269,950

**Hern &
Crabtree**



Loftus Street

Perfectly positioned on this quiet no through road in the vibrant heart of Canton, this charming two-bedroom mid-terrace house beautifully blends retro charm with modern open plan living. Ready for the next occupier to move straight in, this property would make a perfect first time buy.

Tastefully updated throughout by the current owners, the accommodation briefly comprises: Entrance Hall, Open Lounge/Sitting Room and a Kitchen/Diner to the ground floor. To the first floor are Two Bedrooms and a modern Bathroom Suite. The property further benefits from a generous rear garden with a fantastic workshop to the rear.

Loftus street is a quiet residential street located a short stroll away from Canton High Street which offers an array of local shops, cafés, pubs and amenities. There are excellent public transport links to and from Cardiff City Centre. Internal viewings are highly recommended!



930.00 sq ft

Entrance

Entered via a composite front door, tiled floor.

Living Room

22'4 x 12'8

Double glazed window to the front, two radiators, stairs to the first floor, cupboard housing utility meters, built in shelving, solid oak block flooring, UPVC door to the lean to and to the garden.

Lean-to

A covered lean-to space accessed from the living room and the garden, currently used as storage for bins, garden furniture etc, washing line and outside water tap.

Kitchen

22'5 x 6'8

Double glazed window to the side and double glazed patio doors to the rear, kitchen fitted with a range of wall and base units with wood handles and worktop over, one and a half bowl stainless steel sink and drainer, a four ring induction hob, integrated oven, integrated dishwasher and fridge/freezer, space and plumbing for a washing machine, two vertical radiators, tiled flooring in the kitchen and cork flooring to the dining area.

First Floor

Stairs rise up from the living room, double glazed window to the rear, access to loft space, wooden flooring.

Bedroom One

13'2 x 9'4

Twin double glazed windows to the front, radiator, coved ceiling, fitted shelving, wooden flooring.

Bedroom Two

6'10 x 6'11

Double glazed window to the rear, vertical radiator, one wall is hardboard pegboard, cork flooring.

Bathroom

6'3 x 6'10 max

Fitted with bath with shower over, w.c and wash hand basin, vertical radiator, tiled walls and floor.

Rear Garden

Enclosed rear garden with timber fencing, paved and lawn area.

Outbuilding

19'6 x 8'2

A purpose built outbuilding / workshop (block cavity walls, electricity with several double sockets, strip lighting, boarded ceiling, door to the rear lane which is gated and accessed by residents only).

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is D

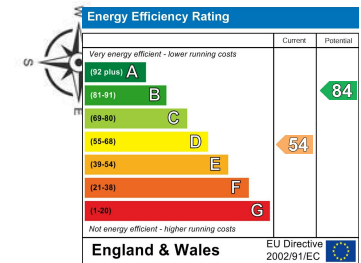
Lovely friendly street. Within 10 minutes walk from Victoria park and Thompsons park. Lovely friendly community in Canton with access to shops, cafes, restaurants including Llanover hall and Chapter Arts Centre. Excellent transport links with bus stop within 5 minutes walk. Ninian Park train station 20 minutes walk. Close to city centre (30 minutes walk).

Disclaimer

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