Loftus Street

CARDIFF, CF5 1HL

GUIDE PRICE £245,000





Loftus Street

No chain. Tucked away on this quiet no-through road in the heart of Canton, this delightful two-bedroom midterrace home combines charm, convenience, and open-plan living, perfect for first-time buyers looking to step onto the property ladder.

Well presented throughout, the ground floor features a entrance hall, a bright and airy open-plan lounge/dining area, a fitted kitchen, and a bathroom to the ground floor. Upstairs, you'll find two good size bedrooms. Outside, the property boasts a beautifully stocked rear garden, perfect for enjoying sunny days or a spot of gardening.

Located on Loftus Street, this home is just a short walk from the lively Canton High Street, with its fantastic selection of independent shops, cafés, pubs, and everyday amenities. Excellent public transport links make commuting to Cardiff City Centre quick and easy.











719.00 sq ft

Entrance

Entered via a composite front door with obscure glazed panel inset and above, wood laminate flooring, coved ceiling.

Living Room

Double glazed window to the front and rear, coved ceiling, radiator, wood burner on a slate hearth, built in cupboard housing the utility meters, stairs to the first floor, wood laminate flooring.

Kitchen

Double glazed window to the side, fitted with a range of wall and base units with worktop over, a four ring gas hob with electric oven and grill, one and a half bowl sink and drainer, combination boiler is situated in the kitchen, space for washing machine and space for fridge, coved ceiling, tiled floor.

Lobby

Double obscure glazed door to garden, large alcove with a standalone dishwasher, tiled floor.

Downstairs Bathroom

Double glazed window to the rear, a freestanding bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls and floor.

First Floor Landing

Stairs rise up from the living room, single glazed window to the rear, coved ceiling.

Bedroom One

Twin double glazed windows to the front, coved ceiling, radiator, access to loft space.

Bedroom Two

Double glazed window to the rear, radiator, coved ceiling.

Garden

Enclosed by timber fencing, path to rear of garden, garden shed and greenhouse, raised borders with flowers and shrubs, garden pond, cold water tap.

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

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Loons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snapp 380.





02920 555 198 🔛 Ilandaff@hern-crabtree.co.uk

hern-crabtree.co.uk

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 🔂 💿 🗓 🕨

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We factomered consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experimence, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not lise for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.