

Loftus Street

CARDIFF, CF5 1HL

GUIDE PRICE £245,000

**Hern &
Crabtree**



Loftus Street

No chain. Tucked away on this quiet no-through road in the heart of Canton, this delightful two-bedroom mid-terrace 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.

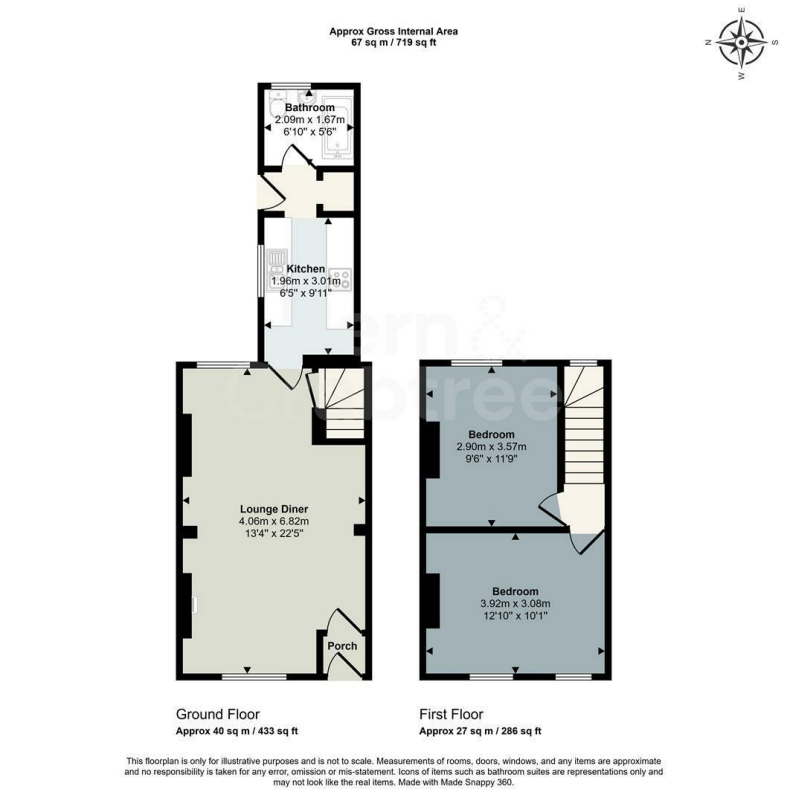
Disclaimer

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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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	88
(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

