

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



GROSVENOR STREET
CANTON



HALLWAY

LIVING ROOM

4.01m max x 3.05m max (13'2" max x 10' max)

DINING ROOM

3.35m x 3.30m max (11' x 10'10" max)

KITCHEN

2.54m x 2.13m (8'4" x 7')

LANDING

BEDROOM ONE

4.29m max x 3.30m (14'1" max x 10'10")

BEDROOM TWO

3.35m x 2.54m max (11' x 8'4" max)

BATHROOM

OUTSIDE

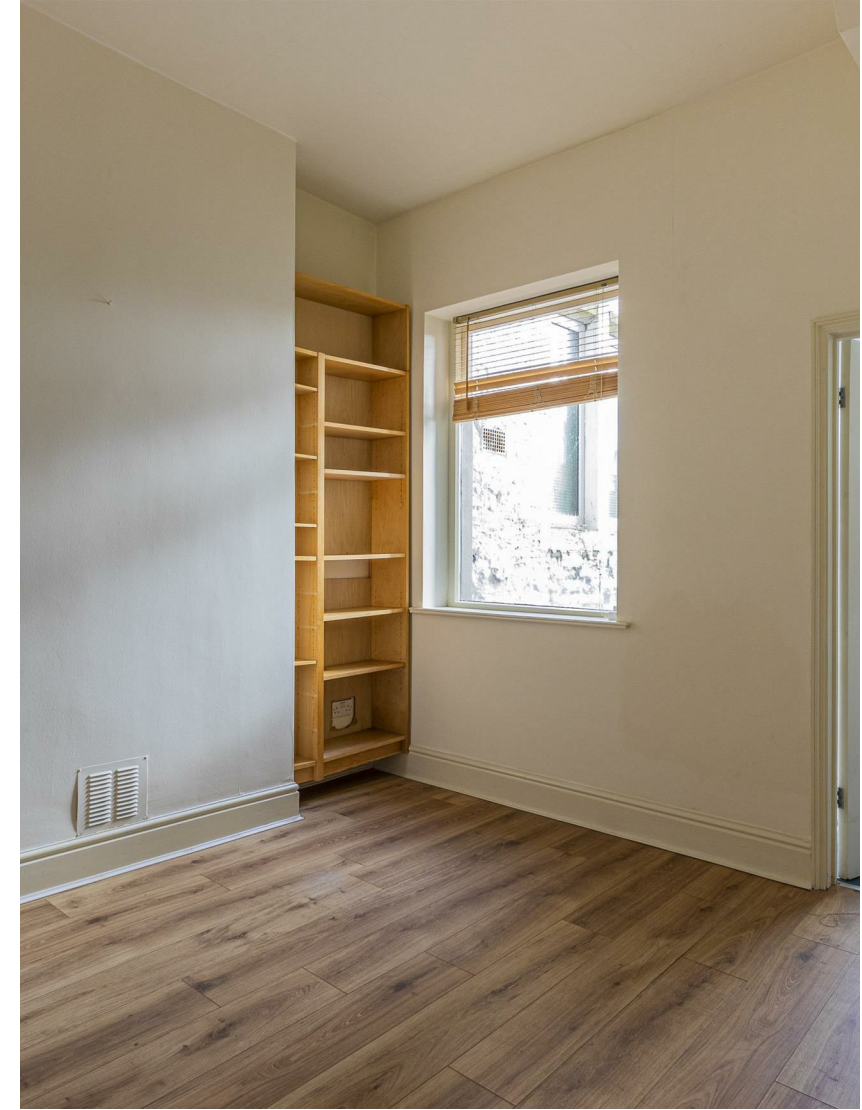
To the front of the property is a forecourt and to the rear is a low maintenance rear garden.

COUNCIL TAX BAND

D




ENERGY RATING

D

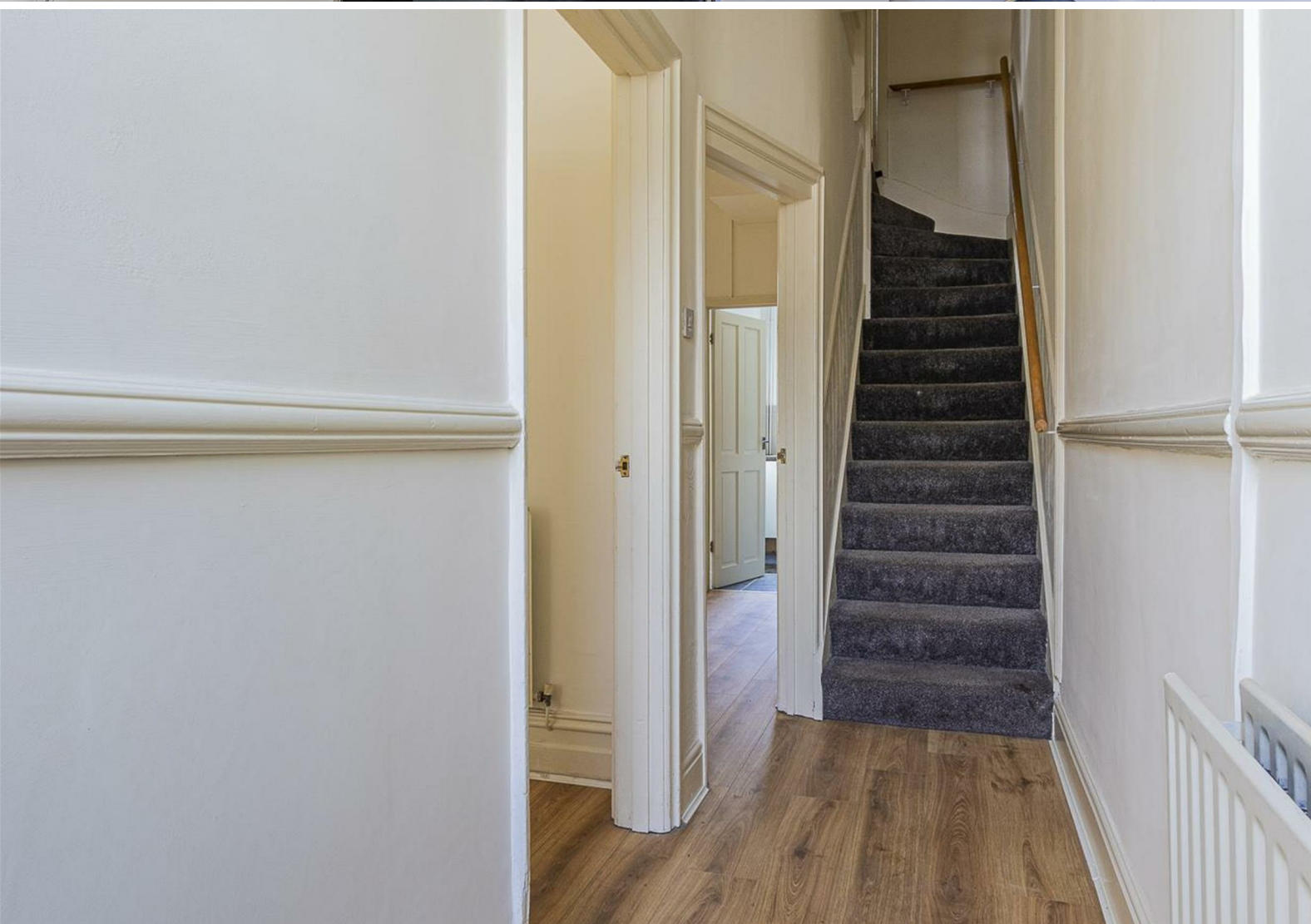




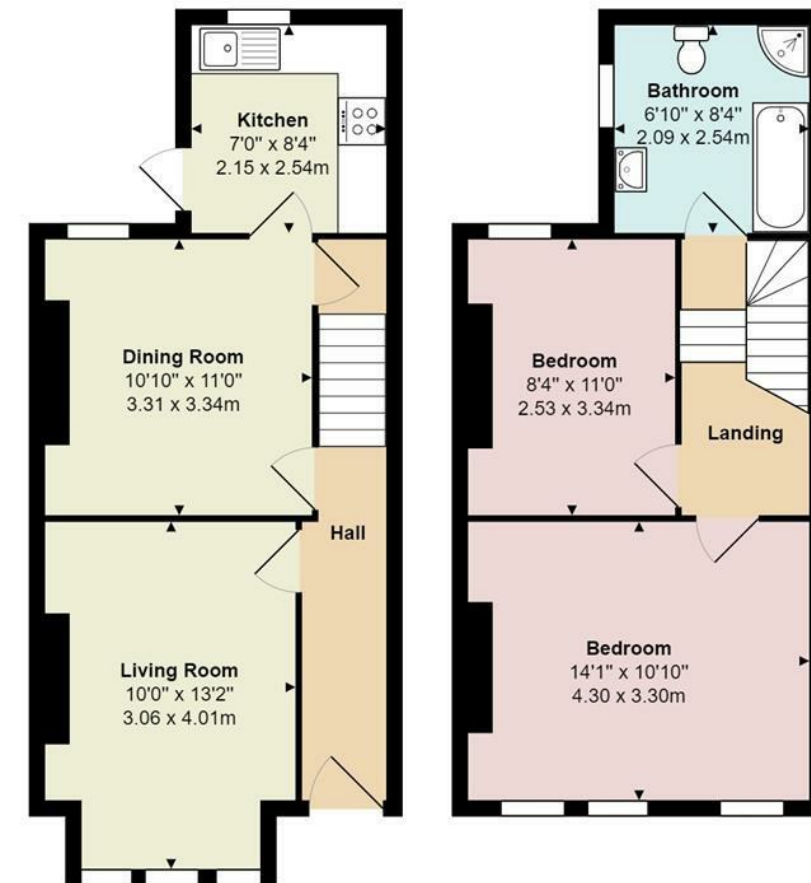
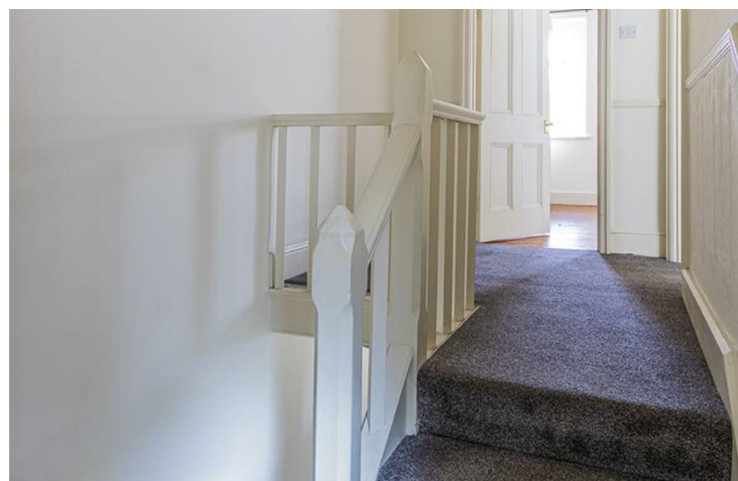
GROSVENOR STREET CANTON, CF5 1NH - £300,000

 2 Bedroom(s)  1 Bathroom(s)  728.00 sq ft

An end of terrace house located in Canton, Cardiff. Comprising of an entrance hallway, living room, dining room, kitchen, first floor landing, two double bedrooms and a upstairs bathroom. The property is being sold with no onward chain and features a front forecourt and low maintenance rear garden. Located in Canton and is situated in close proximity to shops, cafe's & restaurants.



**PROPERTY
SPECIALIST**
Mr Julian Preston
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02920 499 680
Senior valuer



Total Area: 769 ft² ... 71.4 m²

All measurements are approximate and for display purposes only



Grosvenor Street, Canton



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 86 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 55 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |