

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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THEOBALD ROAD
CANTON

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CANTON, CF5 1LR - £360,000

Welcome to this charming property located on Theobald Road in Cardiff! This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three double bedrooms, including a loft extension with a separate toilet, there is ample space for the whole family to enjoy. The property spans across 1,092 square feet, offering a comfortable and spacious living environment. The two reception rooms provide versatility in how you can utilise the space with a log burner in the living room, whether it be for formal dining or creating a reading nook. One of the highlights of this lovely home is the extended and well-appointed kitchen. This space is perfect for whipping up delicious meals and enjoying breakfast with a view. The thoughtful extension adds a modern touch to the property, making it a truly special place to call home. Located in a desirable area of Cardiff, this property offers both comfort and convenience. Don't miss the opportunity to make this house your own and create lasting memories in this wonderful space.

 3 bedroom(s)  1 bathroom(s)  1092.00 sq ft

ENTRANCE HALLWAY

DINING ROOM

3.35m;3.35m x 3.53m (11;11" x 11'7")

LIVING ROOM

4.39m x 3.61m (14'5" x 11'10")

UNDER STAIR STORAGE

KITCHEN

5.74m x 2.49m (18'10" x 8'2")

LANDING

BATHROOM

3.02m x 2.13m;1.83m (9'11" x 7;6")

BEDROOM

4.42m x 3.45m (14'6" x 11'4")

BEDROOM

3.25m x 2.84m (10'8" x 9'4")

BEDROOM

5.08m x 2.82m (16'8" x 9'3")

W.C.

1.80m x 1.02m (5'11" x 3'4")

GARDEN

An enclosed rear garden which is slightly bigger than some other in the area and has brick walled boundaries a paved patio seating area which gives way to a lawn.

TENURE

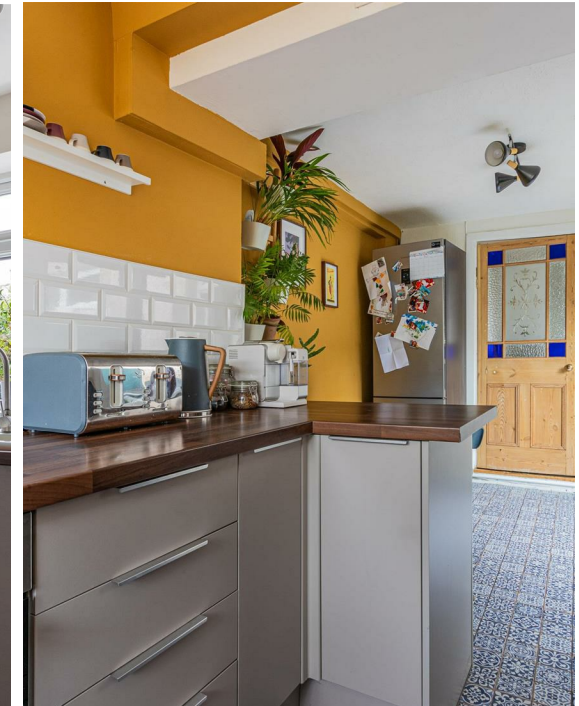
We have been advised the property is Freehold. Your legal representative should confirm this.

EPC

Rated D

COUNCIL TAX

Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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

Theobald Rd, Canton, CRF

Main Building: Total Interior Area 1092.26 sq ft



0 4 8 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE