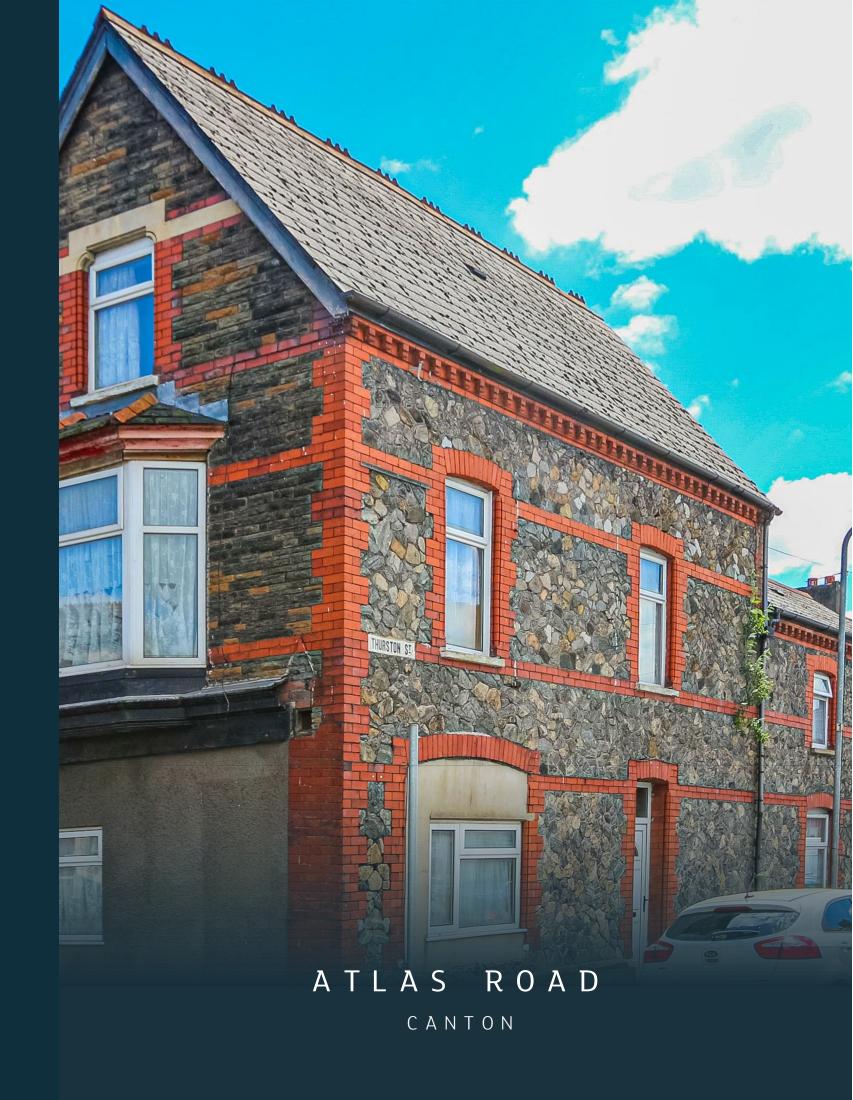
CARDIFF'S HOME FOR

STYLISH SALES

& LETTINGS



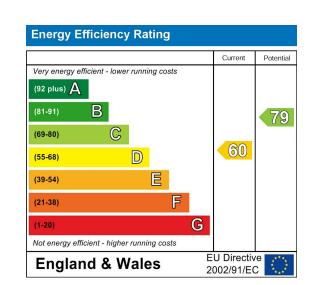
JeffreyRoss











# **HALLWAY**

3.58m x 1.65m (11'9" x 5'5")

#### LOUNGE

5.13m x 4.47m (16'10" x 14'8")

#### **DINING ROOM**

3.38m x 2.77m (11'1" x 9'1")

#### **KITCHEN**

6.50m x 3.00m (21'4" x 9'10")

#### **REAR HALL**

1.45m x 1.14m (4'9" x 3'9")

#### **SHOWER ROOM**

1.55m x 1.14m (5'1" x 3'9")

#### LANDING

5.41m x 1.63m (17'9" x 5'4")

## BEDROOM

5.82m x 4.47m (19'1" x 14'8")

#### **BEDROOM**

3.35m x 2.74m (11' x 9')

# BEDROOM

3.53m x 3.05m (11'7" x 10')

#### **BATHROOM**

1.78m x 1.70m (5'10" x 5'7")

#### W.C.

1.22m x 1.04m (4' x 3'5")

#### SECOND FLOOR LANDING

3.51m x 1.63m (11'6" x 5'4")

#### **BEDROOM**

5.08m x 4.47m (16'8" x 14'8")

#### **BEDROOM**

3.48m x 2.69m (11'5" x 8'10")

#### **COACH HOUSE**

To the rear of the property is an undeveloped coach house with two floors and a set of wooden doors accessed from the rear garden as well as street.

#### **TENURE**

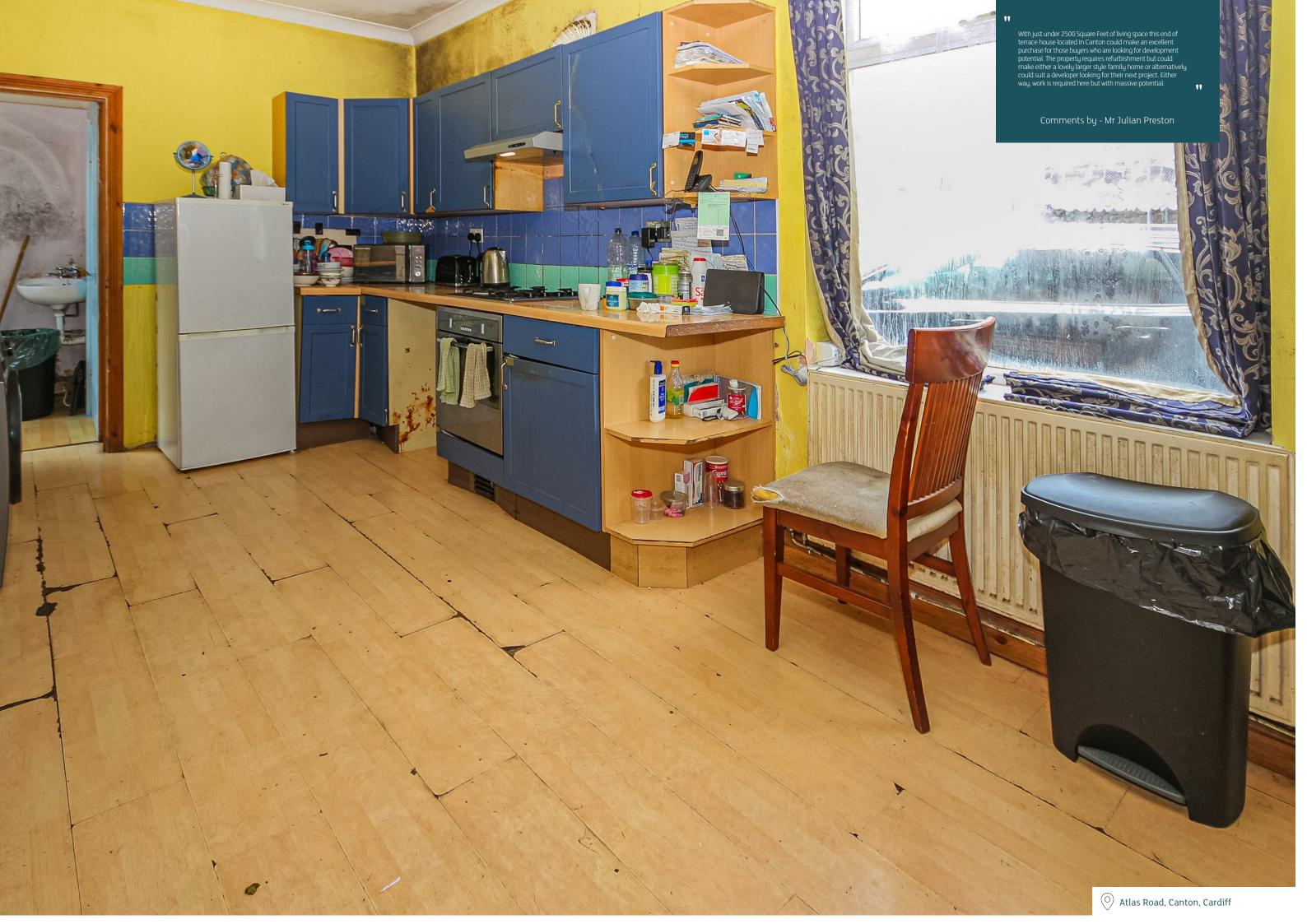
We have been advised by our seller client that the property is freehold. Your legal representative should confirm this.

#### **COUNCIL TAX**

Band D

# **EPC**

Rated D







# **ATLAS ROAD**

CANTON, CF5 1PH - £365,000





A substantial three storey property with development potential subject to all the necessary permissions located in Canton. Encompassing some 2432 square feet and currently comprises of 5 good size bedrooms, two reception rooms, very generous kitchen, ground floor cloakroom, first & second floor landings and bathroom with separate W.C. There is also un undeveloped coach house to the rear of the property for additional potential. This property would ideally suite a developer who can see the massive potential that this property offers.

## PROPERTY SPECIALIST

Mr Julian Preston julian@jeffreyross.co.uk 02920 499 680 Senior valuer



