

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ATLAS ROAD
CANTON



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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



“ With just under 2500 Square Feet of living space this end of terrace house located in Canton could make an excellent purchase for those buyers who are looking for development potential. The property requires refurbishment but could make either a lovely larger style family home or alternatively could suit a developer looking for their next project. Either way, work is required here but with massive potential. ”

Comments by - Mr Julian Preston



ATLAS ROAD

CANTON, CF5 1PH - £365,000

 5 bedrooms
  1 bathroom(s)
  2432.00 sq ft

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 an 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@jeffreygross.co.uk
 02920 499 680
 Senior valuer

