

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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BRUNSWICK STREET  
CANTON



# BRUNSWICK STREET

CANTON, CF5 1LL - £345,000

Located in Canton on a very popular road is this end of terrace family house. The property comprises of an entrance hallway which opens to a large lounge area that has stripped wooden flooring and a feature cast iron fireplace. The dining room leads to a modern fitted kitchen, which overlooks a recently landscaped garden. Upstairs there are three good size bedrooms, and a family bathroom. Benefits of this property include double glazing, gas fired central heating and enclosed rear garden.

 3 bedroom(s)  1 bathroom(s)  1255.75 sq ft

## ENTRANCE HALLWAY

**LIVING ROOM**  
3.48m x 4.11m (11'5 x 13'6)

**FAMILY ROOM**  
3.07m x 3.40m (10'1 x 11'2)

**DINING ROOM**  
3.15m x 4.65m (10'4 x 15'3)

**KITCHEN**  
3.15m x 3.35m (10'4 x 11)

## UPSTAIRS LANDING

**BEDROOM 3**  
3.20m x 2.77m (10'6 x 9'1)

**BATHROOM**  
2.11m x 4.65m (6'11 x 15'3)

**BEDROOM 2**  
3.10m x 3.40m (10'2 x 11'2)

**BEDROOM 3**  
3.48m x 4.11m (11'5 x 13'6)

## TENURE

We are informed by our client that the property is freehold, this is too be confirmed by your legal advisor.

## GARDEN

Recently landscaped, low maintenance garden to the rear.


## COUNCIL TAX

Band - E

## OTHER INFORMATION

Permit on street Parking  
Options to add further value in the loft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Brunswick St, Canton, CRF

Main Building: Total Interior Area 1255.75 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