

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CAE SYR DAFYDD  
CANTON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

#### ENTRANCE HALL

#### WC

8.53m x 1.52m (28 x 5)

bright cloakroom to the front of the property with wash hand basin and low-level wc. tiled floor and splashback.

#### LOUNGE

3.15m x 4.09m (10'4 x 13'5)

to the front of the property is this good-sized sitting room with walnut laminate floor, useful bespoke bookshelves and a large upvc window to the front. radiator

#### KITCHEN

28.96m x 3.38m (95 x 11'1)

a stylish open plan kitchen diner, recently refurbished to a high standard, with integrated appliances, and a neff induction hob.

#### DINING ROOM

2.26m x 3.40m (7'5 x 11'2)

#### CONSERVATORY

2.57m x 3.76m (8'5 x 12'4)

#### LANDING

Fully carpeted stairs and landing with an airing cupboard. Loft-access hatch. uPVC window to side.

#### BEDROOM ONE

2.74m x 4.01m (9 x 13'2)

#### BEDROOM TWO

3.18m x 2.87m (10'5 x 9'5)

#### BEDROOM THREE

2.34m x 2.84m (7'8 x 9'4)

#### BATHROOM

2.11m x 1.70m (6'11 x 5'7)

A light filled, well-equipped bathroom featuring a panel bath with shower over, pedestal basin and low-level WC. Chrome heated towel rail. Fully tiled to walls and floors. Obscured uPVC window to rear.

#### FRONT GARDEN

A lawned garden with brick-paved driveway for off-street parking in front of the garage, with side access to the rear garden.

#### DETACHED GARAGE

1.7m l x 2.7 (5'6" l x 8'10")

A multifunctional space, currently used as an office, with underfloor heating, electrics and hard wired internet. to the front of the garage is a fob-operated electric up and over door accessed from driveway for storage.

#### REAR GARDEN

A paved low maintenance garden with permanent sunshade structure.

#### SOLAR PANELS

4kw PV panels on the main roof installed in 2011. Further details can be provided on request.

#### COUNCIL TAX

Band F

#### TENURE

Freehold but this is to be confirmed by your solicitor.

“  
A fantastic fully refurbished three  
bedroom house in a larger than average  
plot with off-street parking and a  
separate office space.  
”

Comments by - Mrs Ruby Ledley



CAE SYR DAFYDD  
CANTON, CF11 9QG - £500,000

3 bedrooms 1 bathroom(s) 1009.00 sq ft

A fantastic opportunity to purchase a recently renovated and extended three bedroom property with a converted garage and off-street parking, in this ever popular road on the Pontcanna border. This property also benefits from PV solar panels which provide a net income. The house is in a larger than average plot and briefly comprises; Hallway with useful under-stair storage and a WC, a spacious sitting room, an open plan premium kitchen diner equipped with integrated appliances & induction hob, which leads on to a recently refurbished conservatory/family room. Upstairs are three good-sized bedrooms with plenty of storage and a stylish bathroom. To the front of the property is a landscaped garden, and to the rear is a paved garden with a permanent sunshade structure creating an all weather space.

PROPERTY SPECIALIST

Mrs Ruby Ledley  
ruby@jeffreygross.co.uk  
02920499680  
Valuer

Cae Syr Dafydd, Canton, CRF

Main Building: Total Interior Area 944.36 sq ft

