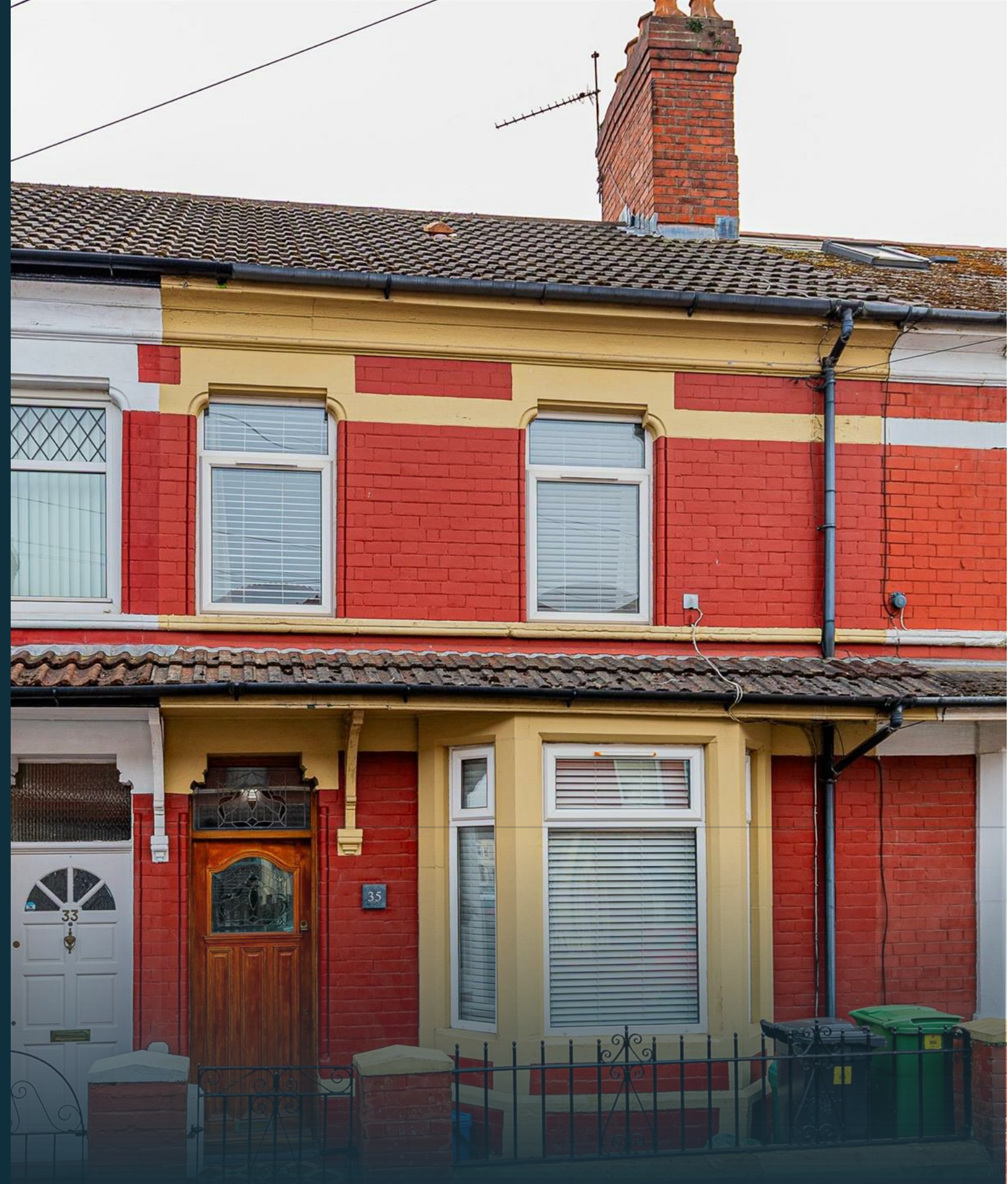


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CUMBERLAND STREET
CANTON

CUMBERLAND STREET

CANTON, CF5 1LT - £350,000




Located in the desirable area of Cumberland Street, Canton, this charming house presents an excellent opportunity for those seeking a comfortable family home. With its inviting façade and well-maintained exterior, the property boasts two generous reception rooms, perfect for both entertaining guests and enjoying quiet family evenings.

Each room is filled with natural light, creating a warm and welcoming atmosphere. The layout is thoughtfully designed to cater to modern living, ensuring that every corner of the home is both functional and inviting. The property comprises three well-proportioned bedrooms, providing comfortable accommodation for families or those wishing to have a guest room or home office. The property also includes a well-appointed bathroom.

One of the standout features of this home is the south-facing garden, which offers a delightful outdoor space for gardening enthusiasts or those who simply wish to bask in the sun.

Situated in a sought-after location, this house is conveniently close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

In summary, this property on Cumberland Street is a wonderful blend of space, comfort, and outdoor charm, making it a perfect place to call home.

 3 bedroom(s)  1 bathroom(s)  1090.00 sq ft

HALL

LOUNGE

3.53m x 4.04m (11'7 x 13'3)

RECEPTION ROOM

2.92m x 3.51m (9'7 x 11'6)

KITCHEN DINER

3.15m x 5.64m (10'4 x 18'6)

LANDING

BEDROOM 1

4.62m x 3.23m (15'2 x 10'7)

BEDROOM 2

2.90m x 3.51m (9'6 x 11'6)

BEDROOM 3

3.15m x 3.56m (10'4 x 11'8)

BATHROOM

2.26m x 1.93m (7'5 x 6'4)

TENURE

We are advised this property is Freehold. This would need to be confirmed by your legal representative.

EPC

68D

COUNCIL TAX

BAND E

SCHOOL CATCHMENT

My English medium primary catchment area is Radnor Primary School (year 2024-25)
Lansdowne Primary School (year 2024-25)


My English medium secondary catchment area is Fitzalan High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Pwll Coch (year 2024-25)

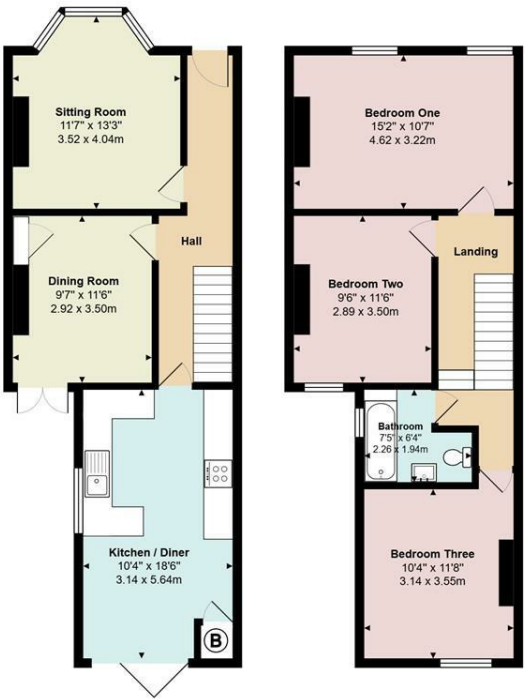
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(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	

35 Cumberland



Total Area: 1090 ft² ... 101.3 m²

All measurements are approximate and for display purposes only