

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MARKET ROAD
CANTON

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CANTON, CF5 1QF - £380,000

Located in the heart of Canton, Cardiff, this charming house on Market Road offers a delightful blend of comfort and convenience. With three generously sized double bedrooms, this property is perfect for families or those seeking extra space. The well-appointed reception room provides a welcoming atmosphere, ideal for both relaxation and entertaining guests.

The house boasts a spacious layout, ensuring that every corner feels inviting and functional. The recently refurbished bathroom is thoughtfully designed, catering to the needs of modern living. Located in a prime area, residents will enjoy easy access to local amenities, parks, excellent transport links, and fantastic school catchments making it an ideal choice for those who appreciate both accessibility and convenience.

This property presents a wonderful opportunity to create a home in one of Cardiff's most sought-after neighbourhoods. Whether you are looking to settle down or invest, this house on Market Road is sure to impress with its spacious interiors and prime location.

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

HALLWAY

LOUNGE

7.34m x 3.68m (24'1 x 12'1)

KITCHEN DINER

5.31m x 3.48m (17'5 x 11'5)

GARDEN

BEDROOM 1

4.70m x 3.99m (15'5 x 13'1)

BEDROOM 2

3.38m x 3.05m (11'1 x 10)

BEDROOM 3

3.48m x 2.77m (11'5 x 9'1)

BATHROOM

2.49m x 2.31m (8'2 x 7'7)

EPC

RATING D

TENURE

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

COUNCIL TAX

BAND

SCHOOL CATCHMENT

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

Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesevir ceisiadau.

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)

Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesevir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

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 | 58 | 79 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | Not energy efficient - higher running costs | |
| (1-20) G | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

2, Market Road, Canton, CF5 1QF



Total Area: 111.1 m² ... 1196 ft²
All measurements are approximate and for display purposes only