

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

COWBRIDGE ROAD EAST
CANTON





HALLWAY

LOUNGE
3.71m x 3.63m (12'2 x 11'11)

DINING ROOM
3.28m x 3.25m (10'9 x 10'8)

KITCHEN
3.18m x 3.94m (10'5 x 12'11)

UTILITY ROOM

WET ROOM

CELLAR
Access in Hallway

LANDING

BEDROOM 1
5.11m x 3.63m (16'9 x 11'11)

BEDROOM / LOBBY

EN-SUITE

BEDROOM 2
3.20m x 3.23m (10'6 x 10'7)

EN-SUITE

WARDROBE

BEDROOM/RECEPTION ROOM
3.33m x 3.25m (10'11 x 10'8)

BEDROOM 3
2.64m x 3.63m (8'8 x 11'11)

BEDROOM 4
2.24m x 3.63m (7'4 x 11'11)

SHOWER ROOM

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

EPC
RATING E

COUNCIL TAX
BAND

SCHOOL CATCHMENT





COWBRIDGE ROAD EAST

CANTON, CF5 1BA - £375,000



4 Bedroom(s)

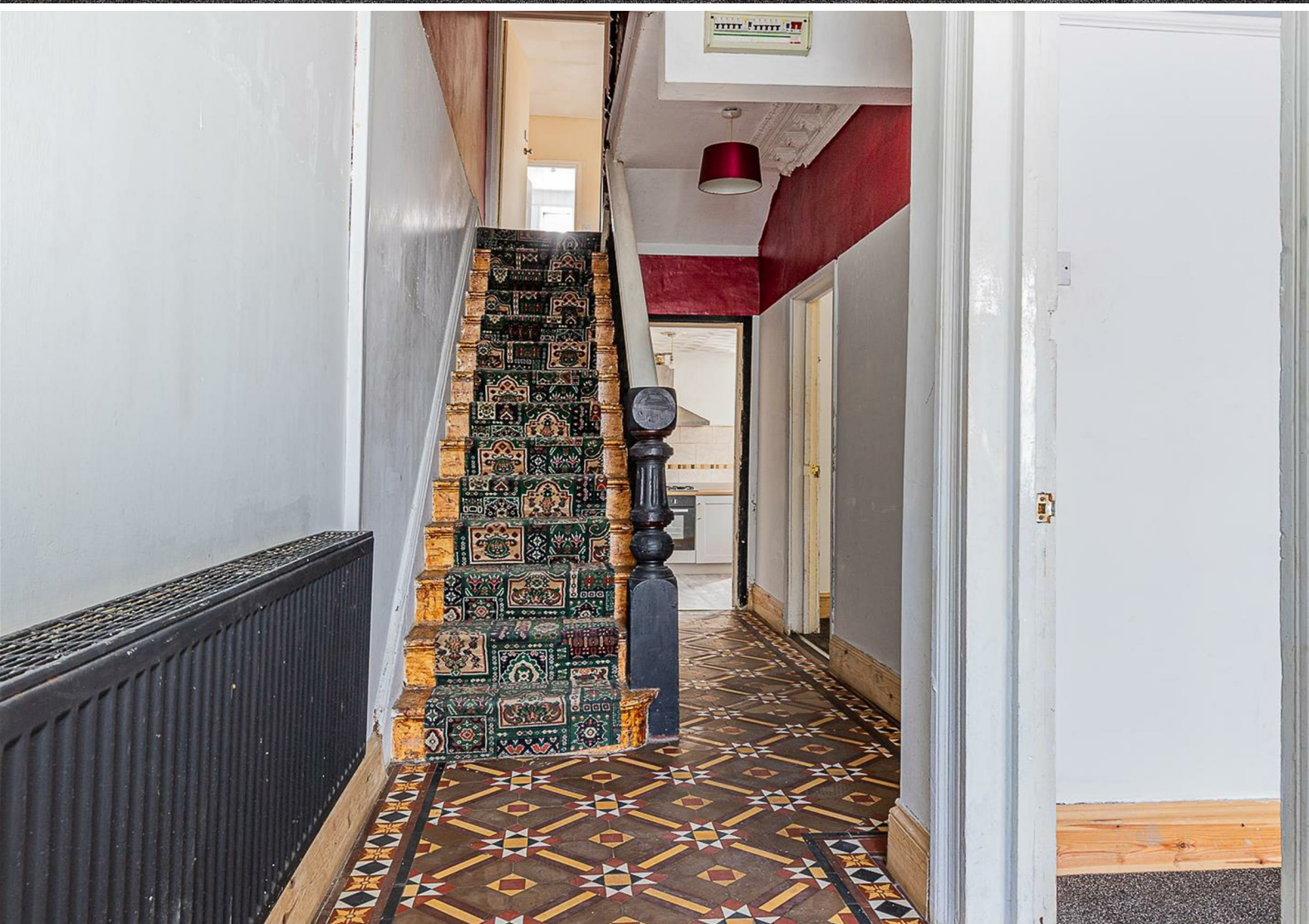


1 Bathroom(s)



1749.00 sq ft

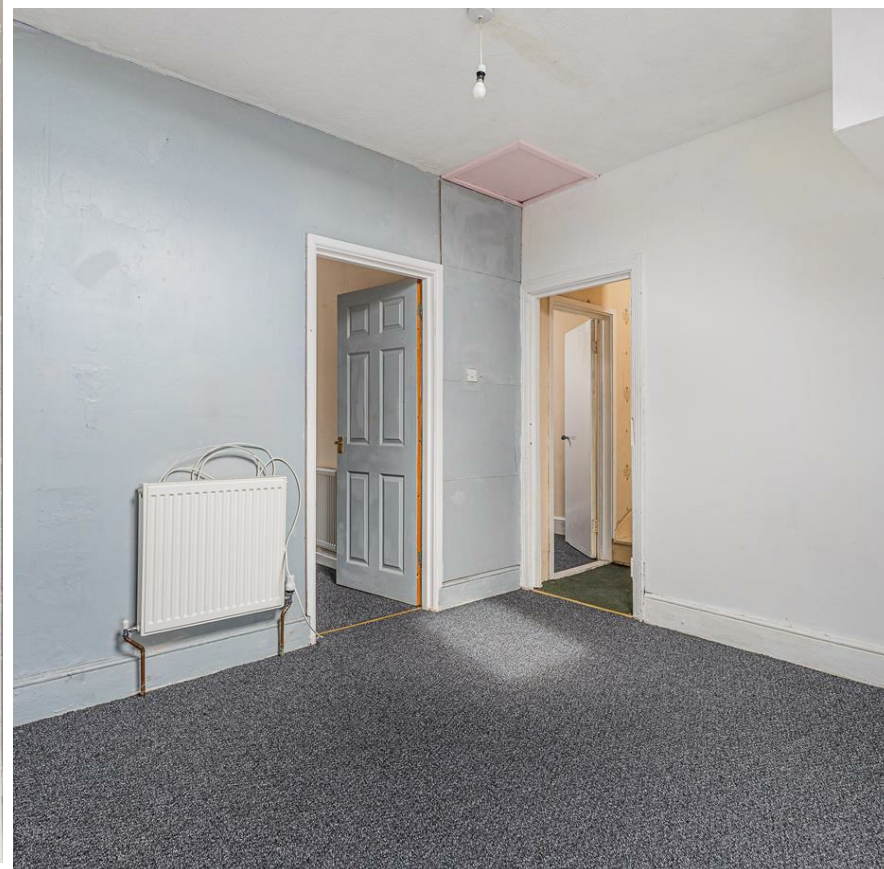
Located in the heart of Canton is this imposing end of terrace three story house, offering great size and potential for further development. Previously split into four flats, this large Victorian property still retains many original features and charm and offers great accommodation as a family home or investment opportunity. Currently four/five double bedrooms, two en-suites, shower room, along with a great size lounge, dining room, and recently refurbished kitchen, utility space and basement. Further benefiting from off road parking to the rear.



PROPERTY SPECIALIST

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC