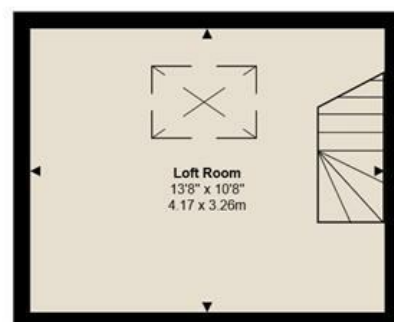
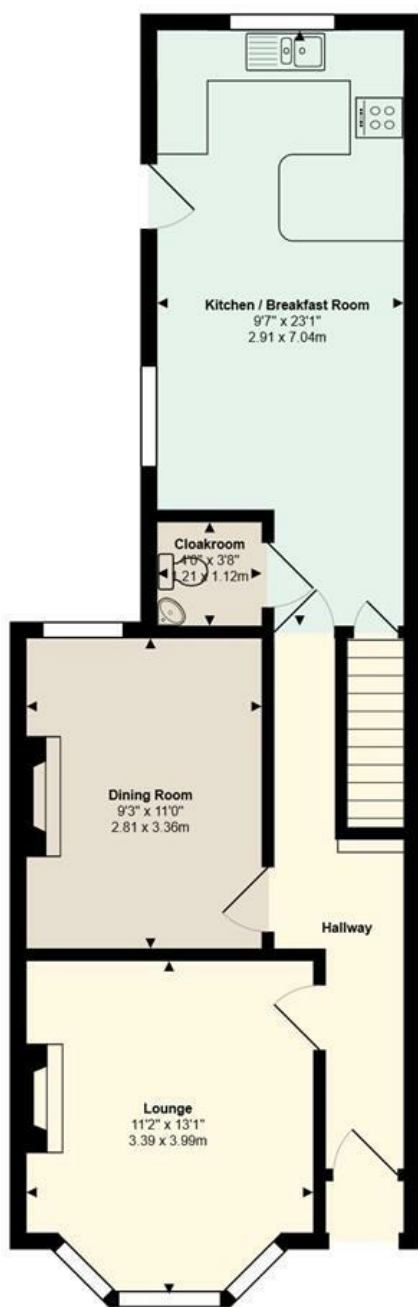


Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



PURBECK STREET
CANTON





A desirable location and three good size bedrooms with a useable loft room. A stones throw to Thompsons park and a westerly facing garden. There is alot to like about this house and from what we are aware of has been meticulously maintained by the current seller

Comments by - Mr Julian Preston



PURBECK STREET

CANTON, CF5 1FR - ASKING PRICE - £530,000



3 Bedroom(s)



1 Bathroom(s)



1305.00 sq ft

A well-presented traditional Victorian mid-terrace family home offering a delightful blend of character and modern living. Spanning an impressive 1,305 square feet, the property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying family time.

The home features three generously sized bedrooms, providing ample space for a growing family. Additionally, a loft room serves as a versatile office or alternatively a child's playroom, ideal for those who work from home or require space for children. The layout is thoughtfully designed to maximise comfort and functionality.

The lounge and dining room are inviting spaces, filled with natural light, creating a warm atmosphere for relaxation and gatherings. The westerly facing rear garden is a charming outdoor retreat, perfect for enjoying the afternoon sun and hosting summer barbecues.

Situated just a stone's throw from the picturesque Thompson's Park, residents can enjoy leisurely strolls and outdoor activities in this beautiful green space. This property is not only a home but a lifestyle choice, offering the perfect balance of urban convenience and tranquil living.

With its prime location and appealing features, this Victorian terrace is an excellent opportunity for those seeking a family home in Cardiff. Don't miss the chance to make this charming property your own.

PROPERTY SPECIALIST

Mr Julian Preston

02920 499 680

julian@jeffreygross.co.uk

Senior valuer



Hallway

Lounge
3.99m into bay x 3.40m (13'1" into bay x 11'2")

Dining Room
3.35m x 2.82m (11' x 9'3")

Kitchen/Breakfast
7.04m x 2.92m (23'1" x 9'7")

Cloakroom
1.22m x 1.12m (4' x 3'8")

Landing

Bedroom
4.32m x 3.96m;0.91m (14'2" x 13;3")

Bedroom
3.35m;0.30m x 2.84m (11;1" x 9'4")

Utility Room

Bathroom
2.95m x 2.03m (9'8" x 6'8")

Bedroom
2.95m x 2.29m (9'8" x 7'6")

Loft Room
13'8" x 10'8" to purlins

Garden
A westerly facing garden with copper slate patio an area laid with artificial grass. A range of plants, trees, vines and mature shrubs. Wooden gate giving lane access. Outside water tap.

EPC
Rated D

School Catchment
My English medium primary catchment area is Radnor 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. Croesewir ceisiadau.
My English medium secondary catchment area is Fitzalan High School (year 2024-25)
My Welsh medium primary catchment area is Ysgol Gymraeg Treganna (year 2024-25)
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir 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)

Tenure
We have been advised that the property is Freehold. Your legal representative should confirm this.

Mobile & Broadband
Broadband speed of up to 1800 Mbps and phone signal is likely over the majority of major providers.

Council Tax
Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





