CANTON

www.jeffreyross.co.uk



Fantastic opportunity to accuire a double fronted Victorian home that has been lovingly retsored. A rare find in the popular area of Canton.

Comments by Mrs Ruby Ledley



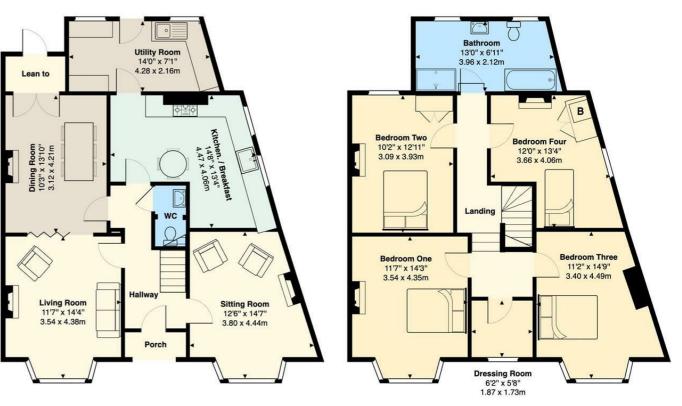
**Property Specialist**Mrs Ruby Ledley
Valuer

ruby@jeffreyross.co.uk

We fell in love with the charm and potential the property had when we first walked in. We wanted to maintain and restore all of the traditional elements whilst adding the modern touches to the kitchen and bathroom.

Comments by the Homeowner





## Welby Road, Canton, CF5 1PA

Total Area: 1724 ft2 ... 160.1 m2

All measurements are approximate and for display purposes only







www.jeffreyross.co.uk



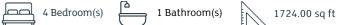


## Welby Road

Canton, Cardiff, CF5 1PA

**Guide Price** 

£499,950









Contact our Pontcanna Branch 02920 499680

Situated on the charming Welby Road in the vibrant area of Canton, Cardiff, this double-fronted house presents a rare opportunity to acquire a property brimming with traditional features. Spanning an impressive 1,724 square feet, this home offers ample space for families or those looking for more space.

You are greeted by three inviting reception rooms, each exuding character and warmth. The layout is thoughtfully designed to provide a seamless flow between the living spaces, ensuring comfort and functionality.

One of the standout features of this home is the delightful Chalk House kitchen, which serves as the heart of the home.

The property boasts four well-proportioned bedrooms.

With its traditional features and spacious layout, this property is a true gem in the market. Its prime location in Canton means you are just a stone's throw away from local amenities, parks, and excellent transport links, making it an ideal choice for those seeking both comfort and convenience.

In summary, this house on Welby Road is a unique find, offering a blend of character, space, and a desirable location. It is a perfect opportunity for anyone looking to make a house their home in one of Cardiff's most sought-after areas.





Entrance Porch 2'6" x 6'4" (0.77m x 1.95)

Entrance Hallway 14'4" x 6'1" (4.38m x 1.86m)

Downstairs WC 3'1" x 6'0" (0.95m x 1.84m)

Sitting Room 12'5" x 14'6" widest points (3.80m x 4.44m widest points)

Feature log burner and stained glass windows.

Living room 11'7" x 14'4" (3.54m x 4.38m)

Open plan onto the dining room that can be seperated by orignal

folding doors.

Dining Room 10'2" x 13'9" (3.12m x 4.21m)

Kitchen Breafast Room 14'7" x 13'3" (4.47m x 4.06m)

Chalk House kitchena dn utility room.

Lean to 3'5" x 6'0" (1.06m x 1.85m)

Utility 7'1" x 14'0" (2.16m x 4.28m)

To the first floor

Bedroom One 11'7" x 14'3" (3.54m x 4.35m)

Dressing Room 5'0" x 6'4" (1.54m x 1.94m)

EPC

Permit and street parking to the front and adjacent roads.

TBC

Bedroom Two 10'1" x 12'10" (3.09m x 3.93m)

Bedroom Three 11'1" x 14'8" widest point (3.40m x 4.49m widest point)

Bedroom Four 12'0" x 13'3" widest points (3.66m x 4.06m widest points)

Bathroom 12'11" x 6'11" (3.96m x 2.12)

Garden

South east facing garden with gated lane access to the rear

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Council Tax

www.jeffreyross.co.uk

CARDIFF

VALE

CAERPHILLY

Band - F

BRISTOL

