



Jeffrey Ross

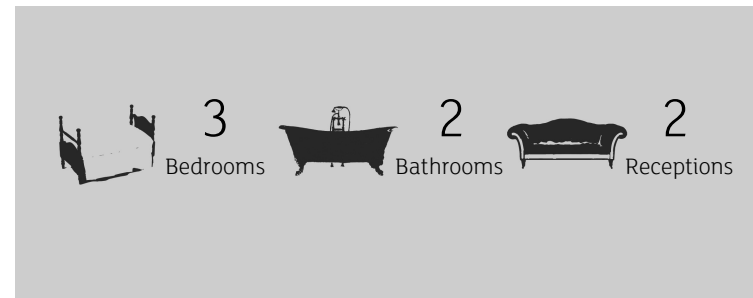
York Street, Cardiff, CF5 1ND

Asking Price £370,000 Freehold

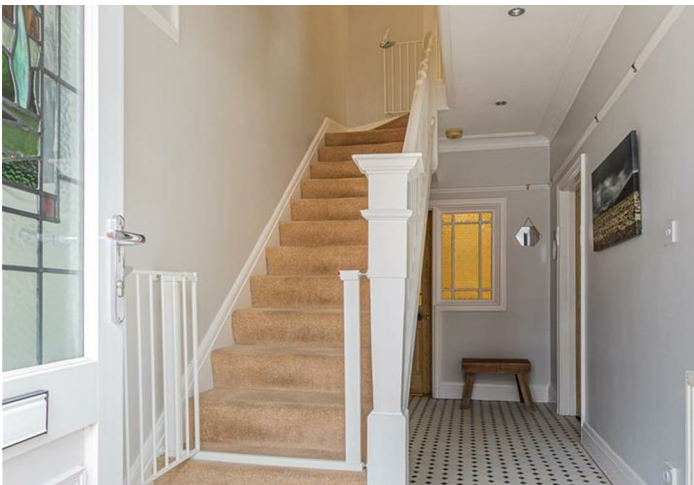


In Brief

Located in a sought-after street in the popular Canton area, this handsome extended three double bedroom bay fronted terraced house comprises beautifully presented and modernised accommodation of entrance hallway, cloakroom/W.C., bay fronted lounge, living room, dining area open plan to a modern fitted kitchen, three double bedrooms, two full bathrooms. Pleasant rear garden with access to the gated lane and Garage.







Entrance hall

Entered via a double glazed front door with double glazed windows to either side, original black & white tiled floor, ceiling coving, picture rail, radiator, period staircase rising to the first floor, understairs recess for coats, etc. Stripped paneled door to cloakroom/W.C. and Stripped paneled door to the living room.

Cloakroom/W.C

Equipped with back to wall W.C. Wash hand basin, half-tiled walls, tiled floor, chrome radiator, extractor fan.

Lounge

Double glazed bay windows, polished wood floorboards, feature log burner with brick surround, ceiling coving, picture rail, recessed ceiling down-lights, radiator, wood-framed, glazed folding doors dividing the living room.

Living room

Polished wood floorboards, ceiling coving, picture rail, recessed ceiling down-lights, radiator, open plan to dining area.

Dining area

A lovely extension to the original property with a double glazed roof and door to the rear garden, tiled floor, open plan to the kitchen.

Kitchen

Fitted with a range of base and wall-mounted cupboard and drawer units finished in a lovely shade of blue with complimenting stone countertops with tiled splashbacks. Undermounted sink unit with mixer tap, breakfast bar, plumbing for a dishwasher, 'Leisure' range cooker with cooker hood over, space for fridge/freezer, tiled floor continued from the dining area, ceiling coving, recessed ceiling down-lights.

Utility room

Equipped with base cupboards and countertops, plumbing for washing machine, and space for tumble dryer, wall mounted gas central heating combi boiler (18 months old) two double glazed windows, radiator.

Landing

Stripped paneled doors off, staircase rising to the second floor, carpeted floor.

Bedroom 1

Double glazed bay windows plus further double glazed window to the front elevation, period fireplace, polished wood floorboards, radiator, dressing area, recessed ceiling down-lights, picture rail.

Bedroom 2

Double glazed window to the rear elevation, coved ceiling with recessed down-lights, picture rail, radiator, carpeted floor.

Bathroom

Equipped with a modern suite in white, comprising bath with shower over and glass screen, wash hand basin and back to wall W.C. Fully tiled walls and floor, radiator, double glazed window, recessed ceiling down-lights.

Second floor landing

Walk-in cupboard. Stripped paneled doors off to bedroom and bathroom and cupboard.

Bedroom 3

A converted attic space with a dormer extension providing an excellent double bedroom with fitted wardrobes, storage into eaves, radiator, recessed ceiling down-lights.

Bathroom

Virtually identical to the bathroom on the first floor, Equipped with a modern suite in white, comprising bath with shower over and glass screen, wash hand basin and back to wall W.C. Fully tiled walls and floor, radiator, double glazed window.

Outside

A neat forecourt with a low wall, gate, tiled path, and hedge. The rear garden is laid to decking, lawn with planted borders and a water feature. There is a vegetable garden with raised beds, Belfast sink, and taps at each end of the garden. Modern horizontal slatted wood fencing. There is a door to the gated lane, and a single garage with glazed doors onto the garden.

What we say? ...

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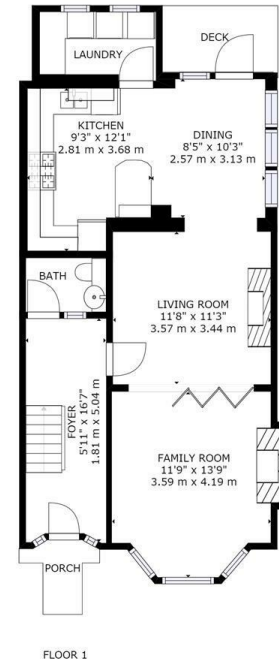


Key Features

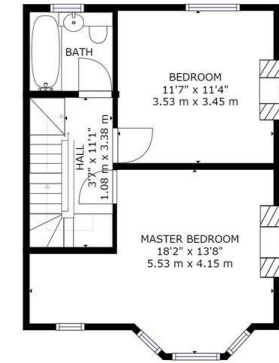
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 685 sq. ft, 64 m²; FLOOR 2: 447 sq. ft, 42 m²
 FLOOR 3: 239 sq. ft, 22 m²; EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 26 sq. ft, 2 m²
 TOTAL: 1370 sq. ft, 127 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Pontcanna
 223-225 Cathedral Road
 Pontcanna, Cardiff
 CF11 9PP
 T: 02920 499680 (Option 1)

Roath
 38 Wellfield Road
 Roath, Cardiff
 CF24 3PB
 T: 02920 499680 (Option 2)

Llanishen
 54 Station Road
 Llanishen, Cardiff
 CF14 5LU
 T: 02920 499680 (Option 3)

Cathays
 89 Woodville Road
 Cathays, Cardiff
 CF24 4DX
 T: 02920 499680 (Option 4)

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