

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss






PHILIP STREET  
CANTON



# PHILIP STREET

CANTON, CF11 8HA - £255,000

Nestled in the charming area of Canton, Cardiff, this delightful end-of-terrace house on Philip Street offers a perfect blend of comfort and convenience. Spanning an impressive 797 square feet, this property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home office. The master bedroom boasts the added luxury of an ensuite bathroom, providing a private retreat for relaxation. A well-appointed first-floor bathroom serves the second bedroom and guests, ensuring practicality for everyday living. The layout of the home is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. One of the standout features of this property is the front driveway parking, a rare find in urban settings, allowing for easy access and convenience for residents and visitors alike. The location is also a significant advantage, with a variety of local amenities, parks, and excellent transport links just a stone's throw away, making it easy to enjoy all that Cardiff has to offer. This mid-terrace house is not just a place to live; it is a home where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to view this charming property and envision your future in this lovely home.

 2 bedroom(s)  2 bathroom(s)  797.00 sq ft

**KITCHEN**  
4.24m incl stairs max x 4.01m to lounge (13'11" incl stairs max x 13'2" to lounge)

**UTILITY**  
1.83m x 0.94m (6' x 3'1")

**LOUNGE**  
4.37m x 4.24m (14'4" x 13'11")

**LANDING**

**BEDROOM**  
4.39m max x 4.19m max (14'5" max x 13'9" max)

**ENSUITE**  
2.03m x 1.30m (6'8" x 4'3")

**BEDROOM**  
3.15m x 3.12m (10'4" x 10'3")

**BATHROOM**  
1.88m x 1.45m (6'2" x 4'9")

**FRONT & REAR GARDENS**  
The front of the property has block paved parking with an area laid to lawn to one side surrounded by decorative brick wall with wrought iron railings. The rear garden has wooden feather edged boundaries and raised wooden decking.

**EPC**  
Rated C

**CONSTRUCTION**  
The property is made from a decorative brick with a cavity wall and inner block.

**MOBILE & BROADBAND**  
According to Ofcom the highest available download speed is 1800 Mbps and the indoor mobile signal is likely.

**TENURE**  
We have been advised by our client that the property is freehold, your legal representative should confirm this.

**COUNCIL TAX**  
Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		87
(81-91) B		
(69-80) C	74	
(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

