

Westmoreland Street

CARDIFF, CF5 1LU

GUIDE PRICE £335,000

Hern &
Crabtree



Westmoreland Street

A Stylish Three Bedroom Victorian Home in the Heart of Canton.

You are greeted by an inviting entrance hall where the character of the property is immediately evident, showcased by original Victorian tiled flooring. The ground floor unfolds into the open-plan living and sitting room, bathed in natural light from a striking bay window and a cast iron log burner.

At the rear of the property is an open-plan kitchen and dining area, providing direct access to the rear garden. A downstairs cloakroom completes the ground floor layout. The property benefits from a neatly kept front forecourt that enhances its kerb appeal.

The first floor offers three good sized bedrooms. A contemporary shower room, finished with tasteful modern fittings.

Perfectly positioned for transport links to the city centre via bus or train plus easy access to the M4 motorway making it an ideal spot for commuters. The area boasts plenty of parks including Victoria Park which has something for everyone including lakes, formal gardens, allotments and play areas for children.



1046.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron gate.

Hallway

Enter via a wooden door to the front elevation with window over. Coved ceiling. Ceiling arch detail. Original tiled flooring. Wooden half rise feature wall panelling. Stairs rise up to the first floor. Understairs storage.

Living Room

Double glazed bay window to the front elevation. Coved ceiling. Cast iron log burner with tiled hearth and wooden mantle. Fitted storage unit and shelving into alcove. Wooden parquet flooring. Radiator. Archway to the sitting room.

Sitting Room

Double glazed window to the rear elevation. Wooden parquet flooring. Radiator. Archway to the living room.

Kitchen/Dining Room

Double glazed window to the rear elevation. Double glazed window to the side elevation. Double glazed obscure door to the garden. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with stainless steel splashback and cooker hood over. Integrated oven. Space for dishwasher. Plumbing for washing machine. Space for further appliances. Fitted storage cupboard and shelving. Wooden laminate flooring. Radiator.

Cloakroom

W/C. Wash hand basin with vanity unit and tiled splashback. Tiled flooring.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Fitted linen cupboard. Loft access hatch. Stripped wooden flooring.

Bedroom One

Two double glazed windows to the front elevation. Cast iron feature fireplace. Wooden parquet flooring. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Wooden parquet flooring. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Wooden parquet flooring. Radiator.

Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Double shower with electric shower over and glass splashback screen. Part tiled walls. Tiled flooring.

Garden

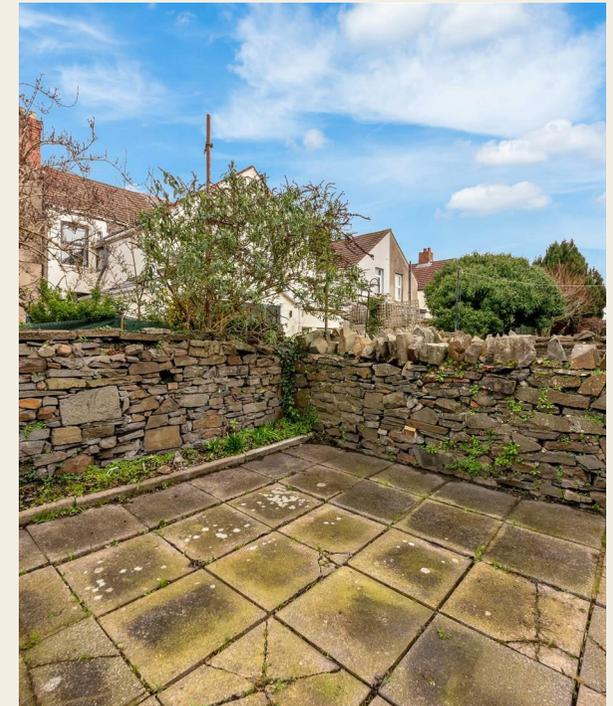
Enclosed rear garden. Paved patio. Side return. Fitted bin storage.

Additional Information

Freehold. Council Tax Band D (Cardiff). EPC rating D.

Disclaimer

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

