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CARDIFF

VALE

CAERPHELLY

BRISTOL

*Major Road*

CANTON



Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
 Valuer

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*The property retains a wealth of original Victorian features, including stonework, tiling and an open fireplace, while high ceilings and generous proportions create a wonderful sense of space and light. Thoughtfully updated with modern insulation and mechanical ventilation, the home remains comfortable throughout the seasons. To the rear, the courtyard garden offers a private Mediterranean-inspired retreat, enjoying lovely afternoon sunshine. Positioned on the corner of two streets, the property benefits from an open aspect with views towards St John's Crescent and surrounding greenery. Despite its peaceful setting, it is ideally located in the heart of Canton, within easy reach of popular cafés, restaurants, pubs and excellent transport links.*

Comments by the Homeowner



Major Road

Total Area: 1432 ft<sup>2</sup> ... 133.0 m<sup>2</sup>

All measurements are approximate and for display purposes only.



# Major Road

Canton, Cardiff, CF5 1PF

Offers In Excess Of

£400,000



3 Bedroom(s)



1 Bathroom(s)



1432.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

Situated on the sought-after Major Road in Cardiff, this beautifully renovated three-bedroom home seamlessly blends contemporary design with timeless period charm. Sensitive refurbishment to celebrate its original character, the property retains an array of attractive features including high ceilings, decorative architraves, original tiled details and a striking open fireplace, while introducing stylish modern finishes throughout. The result is a beautifully balanced home that offers both character and comfort, perfectly suited to modern family living.

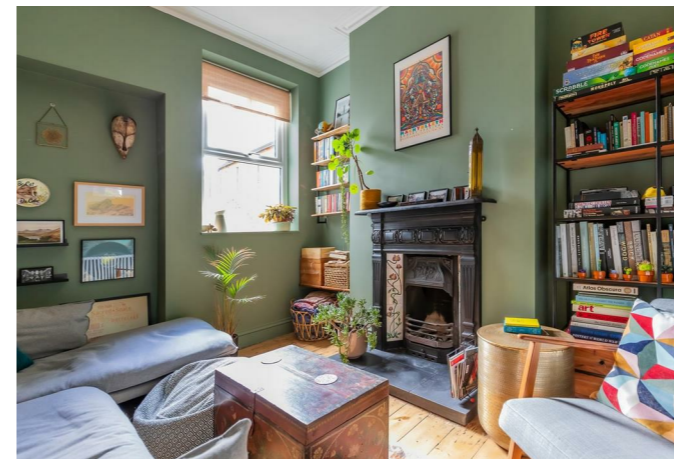
The property offers three spacious double bedrooms, providing flexible accommodation ideally suited to families, home workers, or those who frequently host guests. Meticulously redesigned and refurbished throughout, the home showcases thoughtful architectural detail and contemporary styling, creating an elegant and inviting atmosphere from the moment you enter.

Boasting three versatile reception rooms, the property offers flexible living and entertaining spaces, perfect for relaxing with family or hosting guests. Large windows flood the interiors with natural light, enhancing the sense of space and warmth throughout.

The well-appointed bathroom is finished to a high standard, while the home's energy-efficient upgrades help to reduce running costs and support a more sustainable lifestyle.

Outside, the beautifully landscaped rear garden provides a private retreat to enjoy throughout the seasons. Enclosed by attractive whitewashed walls and benefiting from a sunny aspect, it is a true suntrap, perfect for enjoying a morning coffee, relaxing in the afternoon sunshine, or hosting.

Offering stylish accommodation and excellent outdoor space, this exceptional home presents a fantastic opportunity to enjoy modern living in one of Cardiff's vibrant and well-connected locations.



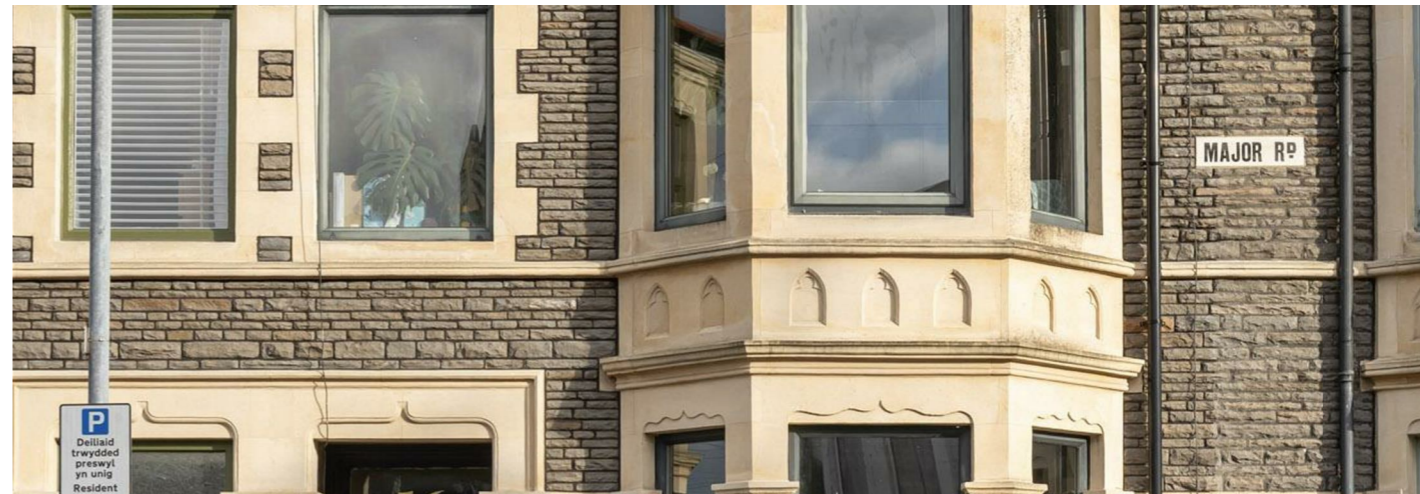
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Porch	Bedroom 2 9'8 x 11'10 (2.95m x 3.61m)
Hallway	EPC Rating D
Living Room 11'8 x 12'9 (3.56m x 3.89m)	Council Tax BAND E
Lounge 9'8 x 13'3 (2.95m x 4.04m)	Tenure Freehold. This is to be confirmed by your legal representative.
Dining Room 10'9 x 16'6 (3.28m x 5.03m)	School Catchment
Kitchen 10'9 x 13'8 (3.28m x 4.17m)	
Garden	
Basement	
Main Bedroom 10'9 x 9'6 (3.28m x 2.90m)	
Dressing Room 10'9 x 6'4 (3.28m x 1.93m)	
Bathroom	
Bedroom 1 15'6 x 13'7 (4.72m x 4.14m)	









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

