

# Anglesey Street

CANTON, CARDIFF, CF5 1QZ

GUIDE PRICE £285,000

**Hern &  
Crabtree**



# Anglesey Street

Offered for sale with no onward chain!

A well-presented two double bedroom & attic room - end of terrace house, ideally positioned within the ever-popular Canton area of Cardiff.

Offering a practical layout across three floors, this home is perfectly suited to first time buyers and investors seeking a property in good condition with excellent access to local amenities and transport links.

This appealing end of terrace house offers a thoughtful balance of character and practicality across three well-arranged floors. The interior unfolds with a sense of ease, beginning in a welcoming living and dining room where light filters through shuttered windows, creating a calm and comfortable atmosphere suited to both everyday living and informal gatherings. The adjoining kitchen connects naturally to the garden, encouraging a gentle flow between inside and out.

Upstairs, the bedrooms are well proportioned, while the bathroom is neatly appointed with a walk-in shower. The upper floor loft room adds a layer of versatility, equally suited to use as a bedroom, workspace or retreat.

Canton remains one of Cardiff's most desirable neighbourhoods, known for its independent cafés, restaurants and cultural venues along Cowbridge Road East. Green spaces such as Victoria Park and Thompson's Park are within easy reach, offering welcome contrast to city living. The area is well served by reputable schools, regular bus routes and convenient access into Cardiff city centre, making it a compelling choice for both first time buyers and those seeking a well-connected investment.



# 873.00 sq ft

## Entrance / Living Room Diner

Double glazed window to the front with fitted shutters allowing for privacy and natural light. A traditional wooden front door with glazed window over opens directly into the living and dining space. The lounge area provides a comfortable setting with radiator and built-in storage cupboards. The dining area features a double glazed tilt and turn window and offers ample space for a dining table, with stairs rising and turning to the first floor. A vertical radiator adds a stylish touch.

## Kitchen

Double glazed window to the side and double glazed French doors leading out to the rear garden. Fitted with a range of wooden base units with work surfaces over, incorporating a one and a half bowl sink and drainer with mixer tap. There is a four ring gas hob with space for an oven and extractor over. Plumbing for a washing machine and space for a fridge freezer. Finished with laminate flooring.

## First Floor Landing

Accessed via stairs from the dining area, with balustrade and further stairs rising to the second floor. Doors lead to:

## Bedroom One

Two double glazed windows to the front with fitted shutters. Radiator.

## Bedroom Two

Double glazed window to the rear. Radiator.

## Bathroom

Double glazed obscure window to the rear. Fitted with a walk-in double shower with glass screen and plumbed shower, WC and wash hand basin. Tiled walls and flooring. Heated towel rail and extractor fan.

## Second Floor Loft Room

Accessed via stairs from the first floor landing. Double glazed skylight windows to the front and rear. Radiator. Useful space for a double bed with storage into the eaves.

## Rear Garden

An enclosed, low-maintenance courtyard-style garden of triangular shape, laid with stone chippings, providing a private outdoor seating area.

## Additional Information

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

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

