Hanover Street

CANTON, CF5 1LS

GUIDE PRICE £235,000

Hern & Crabtree



Hanover Street

Situated along the ever-popular Hanover Street in the heart of Canton, this charming two-bedroom duplex apartment offers spacious and versatile accommodation arranged over two floors, with the added benefits of a share of freehold and no onward chain.

Forming part of an attractive period property, the apartment offers a wonderful blend of character and practicality. The accommodation briefly comprises a welcoming entrance hallway, a generous lounge/diner providing an ideal space for both relaxing and entertaining, and a separate kitchen to the rear. Upstairs are two well-proportioned bedrooms and a shower room.

Perfectly positioned to enjoy the vibrant lifestyle Canton and neighbouring Pontcanna have to offer, the property is just a short distance from an excellent selection of independent cafés, restaurants, boutique shops and beautiful green spaces. With Cardiff city centre also within easy reach, this delightful apartment would make an ideal first-time purchase or investment opportunity, with the added convenience of being offered for sale with no onward chain.











Approx 614.00 sq ft

Council Tax Band: C

Communal Entrance
Entered via communal entrance with Intercom phone.

Hallway
Open entrance hall with wood flooring, open plan to lounge/diner/kitchen.

Lounge/Diner/Kitchen
Stairs to first floor, double glazed obscured window to the side, radiator, period fireplace, double glazed French doors out into the garden with a large Velux Skylight window offering light. Spot lights above kitchen. Kitchen offers a range of wall and base units with wood work top over, four ring 'Smeg' gas hob. Integrated oven, cooker hood over, glass splash back, Integrated washer/dryer. Stainless steel sink and drainer, space for fridge/freezer. Small breakfast bar/additional work top space. Additional radiator and wood floor throughout the downstairs.

Landing
Stairs rise up from the lounge/kitchen diner. Double glazed Velux Skylight window offering natural light. Spotlights, doors leading off to;

Bedroom One
Double glazed PVC window to the rear, radiator.

Bedroom Two
Double glazed PVC window to the rear, radiator.

Shower Room
Plumbed shower, fully tiled walls, WC, wash hand basin, wood flooring, extractor fan and heated towel rail.

Outside
Enclosed garden with stone wall, low maintenance paved patio and stone chippings with a timber frame storage shed.

Additional Information
Council Tax Band C (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.

Tenure
Share of Freehold. 999 years from 2009 with 981 years remaining. Shared communal maintenance costs.



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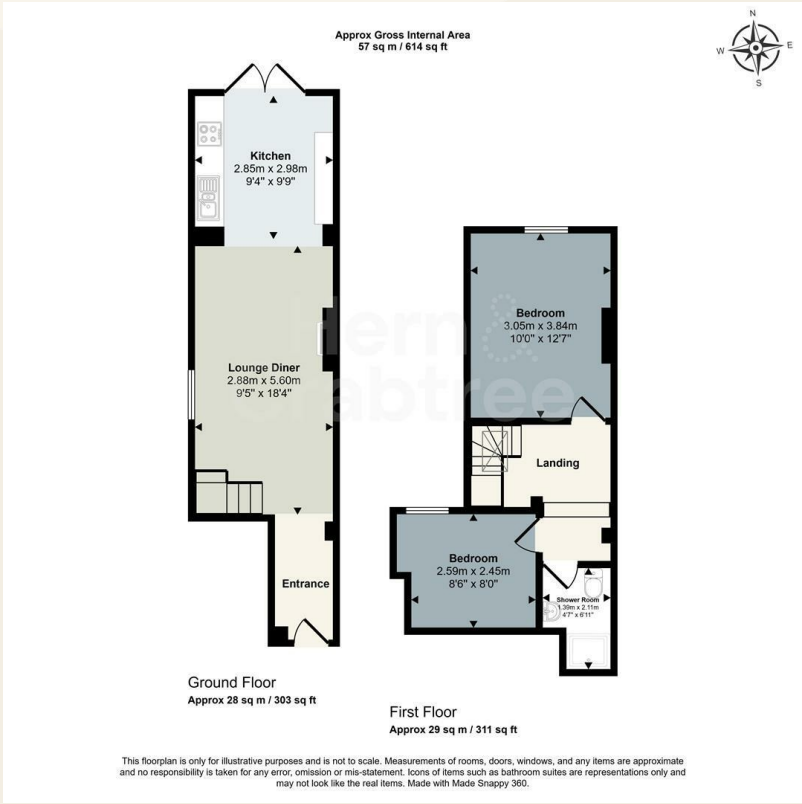



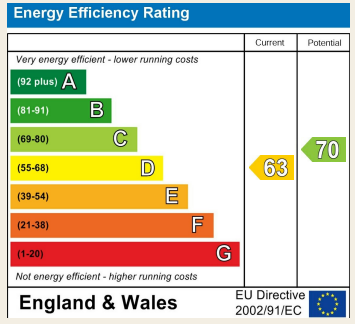





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