

Grosvenor Street

CANTON, CF5 1NH

OFFERS OVER £350,000

**Hern &
Crabtree**



Grosvenor Street

A beautifully presented bay fronted family home situated in the very popular area of Canton, Cardiff.

This delightful property is situated on Grosvenor Street, which is set back from the main thoroughfare of Canton, but offers easy access to this vibrant and trendy community and all of the amenities in the area.

The accommodation boasts of stylish traditional features throughout and yet has been sympathetically modernised to create appealing space for home owners today & viewings of the property come highly recommended to appreciate this fully.

In brief, the accommodation comprises: Porch, superb reception hall, two well presented reception rooms and an open plan kitchen/ dining room. Upstairs, are three good size bedrooms and a modern family bathroom. The rear garden has been well designed and is enclosed.

Canton is known for its vibrant community and excellent amenities, making this property an attractive option for families and professionals alike. With local shops, parks, and schools within easy reach, you will find everything you need just a stone's throw away.

This mid-terrace house on Grosvenor Street presents a wonderful opportunity for those seeking a comfortable home within reach of a lively neighbourhood. With its appealing layout and prime location, it is sure to attract interest from a range of buyers. Do not miss the chance to make this charming property your own.



Reception hall

Storm porch to the front of the property with traditional tiles. The property is entered through wood panelled front door with glass panels and window over. Feature tiled flooring. Gas meter cupboard. Dado rail. Coving to the ceiling. Staircase rising to the first floor with newel posts and spindles with useful understairs storage. Radiator. Door to the lounge, sitting room and open plan kitchen/ dining room.

Lounge

14'1" x 11'7" max

A beautifully presented principle reception room. Double glazed bay window to the front elevation. High ceiling with ornate coving & ceiling rose. Vertical column style radiator. Feature traditional fireplace with mantle piece, tiled sides and tiled hearth. Built in cupboard and shelving to alcove. Feature LVT flooring.

Sitting room

9'8" x 11'10"

Double glazed window to the rear elevation with aspect to the garden. Smooth plastered ceiling. Column style radiator. Alcove ideal for cabinet. Carpeted.

Kitchen/ dining room

20'2" x 9'

A light and contemporary style open plan kitchen/ dining room, perfect for families and for entertaining. Featuring a good selection of wall and base units with cupboards and drawers offering ample storage facilities. White doors and complementary grey work surfaces over with feature splashbacks. Space for fridge freezer. Integrated eye level electric oven & grill and microwave. Integrated four ring gas hob with chimney style extractor fan above. One and a half bowl stainless steel sink drainer unit with mixer tap above. Integrated dishwasher. Plumbing for washing machine. One unit has a deeper worktop which offers space for bar stools to provide a useful breakfast area. Additional space for dining table and chairs. Column style radiator. Feature wooden flooring. Double glazed windows to the side and rear elevations with aspect to the garden. Double glazed door to the side giving access to the garden. Smooth plastered ceiling. Spotlights to the ceiling. Extractor.

Landing

A split level landing. Access to the loft space. Dado rail. Doors to all bedrooms and bathroom.

Bedroom one

15'4" max x 14' max

A beautifully presented, light and spacious principle bedroom.

Featuring a large bay area which offers additional space for furniture. Double glazed bay sash windows to the front elevation and an additional double glazed sash window to the front elevation. Vertical column style radiator. Alcoves ideal for wardrobes.

Bedroom two

12'8" x 9'4"

A good size third bedroom. Double glazed window to the rear elevation with aspect to the garden. Radiator. Door to airing cupboard housing gas central heating boiler. Power points.

Bedroom three

11'1" x 9'6"

A lovely second double bedroom with double glazed window to the rear elevation offering aspect to the garden. Radiator. Power points.

Bathroom

8'2" x 6'1"

A modern three piece suite in white comprising p shaped bath with shower screen, mixer tap and mains pressure shower over, pedestal wash hand basin and close coupled WC. Walls are part tiled. Double glazed window to the side elevation. Feature flooring. Heated towel radiator.

External areas**Outside front**

To the front of the property is a low maintenance garden with low level walling and pedestrian access to the front of the property.

Outside rear

To the rear of the property is a well designed and enclosed garden. The garden is enclosed by brick walling and timber fencing. There is a lawned garden area, paved sun terrace and feature raised flower beds. Garden shed.

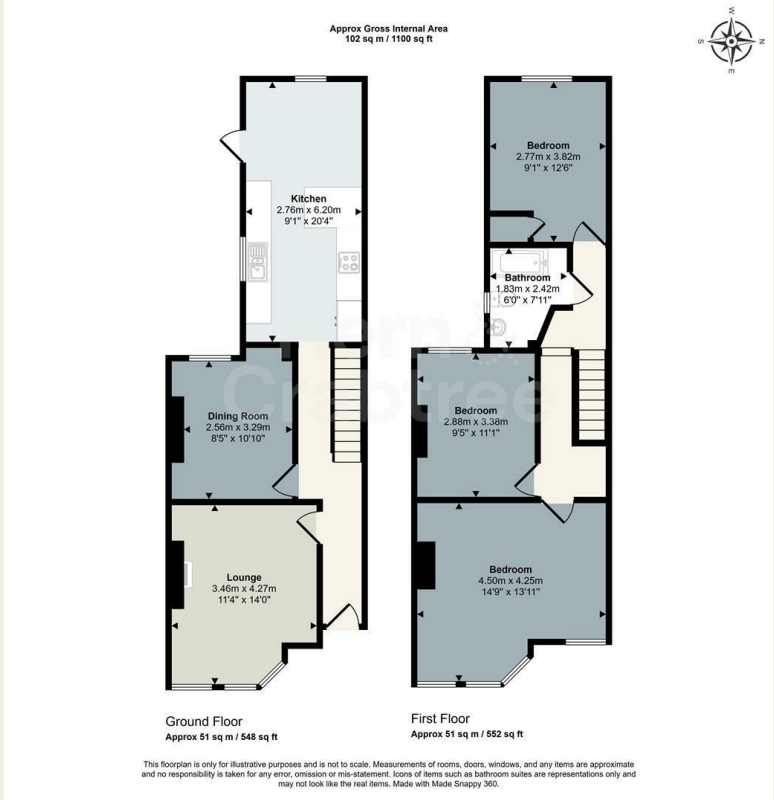
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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