

# Brecon Street

CANTON, CF5 1RE

GUIDE PRICE £370,000

Hern &  
Crabtree



# Brecon Street

Situated on a well regarded street in the heart of Canton, this bay fronted mid terrace home has been carefully maintained and thoughtfully improved, resulting in a property that feels both refined and easy to live in. Natural light moves effortlessly through the house, highlighting the balance between its period character and more recent additions.

The ground floor unfolds with a sense of flow, where the bay fronted living room connects seamlessly with the sitting room, creating a sociable yet versatile arrangement. To the rear, the kitchen diner forms the centre of the home, opening out through bi fold doors to the garden, an ideal setting for everyday living as well as entertaining.

Upstairs, the accommodation continues with two well proportioned bedrooms and a well considered bathroom, finished with a clean and contemporary feel. The overall presentation is calm and neutral, allowing a buyer to settle in with ease.

Canton remains one of Cardiff's most sought after locations, known for its independent cafés, restaurants and strong sense of community. Chapter Arts Centre is within easy reach, as are the green open spaces of Victoria Park and Thompson's Park. The area is well served by local schools and benefits from excellent transport links into the city centre, Cardiff Central station and beyond, making it an appealing choice for both professionals and families.



# 985.00 sq ft

## Entrance Hall

Entered via a double glazed composite door with obscure glazed inset and matching window over, allowing natural light into the space. Staircase rising to the first floor. Radiator. Attractive stripped wooden flooring. Doors lead to the living room and sitting room.

## Living Room

Double glazed bay window to the front aspect. Stripped wooden flooring. Radiator. Nook fireplace with slate hearth. The lounge opens into the sitting area through a squared off archway, with an additional internal door returning to the entrance hall.

## Sitting Room

Double glazed window to the rear elevation. Continuation of stripped wooden flooring from the hallway and living room, creating a cohesive feel. Radiator and recessed alcove with light and power, offering useful storage and potential for further adaptation.

## Kitchen/ Dining Room

A superb open plan kitchen/ dining room.

Double glazed window to the side and bi-fold doors opening directly onto the rear garden. Radiator and tiled flooring. Fitted with a range of wall and base units with complementary work surfaces over, Four ring induction hob with extractor hood, integrated oven. Integrated fridge freezer, dishwasher and washing machine. One bowl sink drainer unit with mixer tap and instant hot water tap. Additional features include wine storage and deep pan drawers. Door leads to:

## Cloakroom

A useful ground floor cloakroom. Fitted with a two piece suite in white comprising: WC and wash hand basin set within a vanity unit. Heated towel radiator. Tiled flooring and extractor fan.

## Landing

Accessed via stairs from the entrance hall. Loft access hatch. Doors leading to all first floor rooms.

## Bedroom One

Two double glazed windows to the front elevation. Stripped wooden flooring and twin radiators.

## Bedroom Two

Double glazed window to the rear elevation. Stripped wooden flooring and radiator.

## Bathroom

Double glazed window to the rear. A stylish four piece suite comprising a walk-in shower with rainfall shower head and glass screen, freestanding bath with wall mounted mixer tap and shower attachment, wall hung WC and wall mounted vanity unit with wash basin. Heated towel rail, tiled flooring, part tiled walls and LED lighting. Airing cupboard housing a Worcester boiler and pressurised hot water tank.

## Rear Garden

Paved patio area leading to a raised artificial lawn bordered by railway sleepers and mature planting. Timber storage shed, outside lighting and power points. A useful side return provides additional storage space. The garden is enclosed with timber fencing.

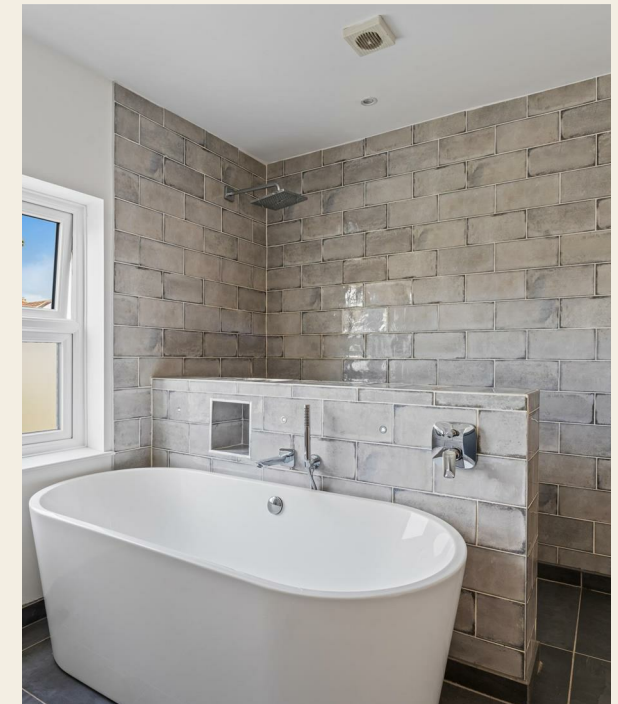
## Additional Information

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

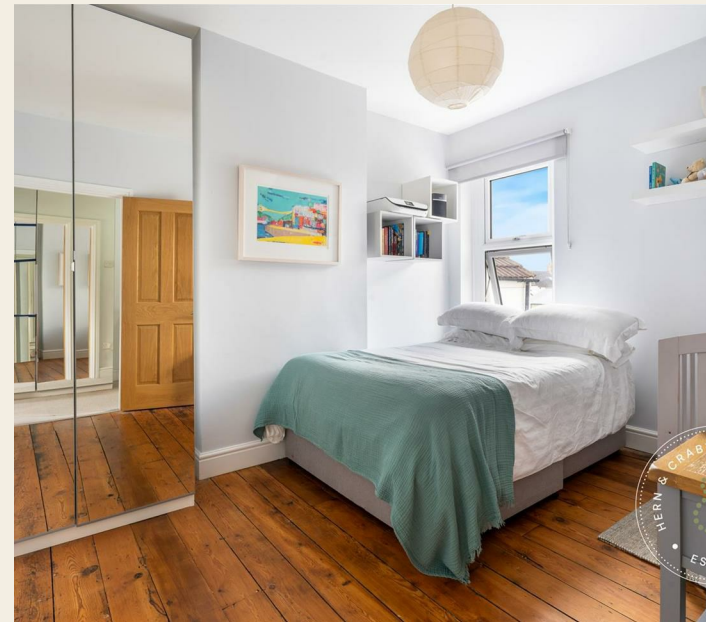
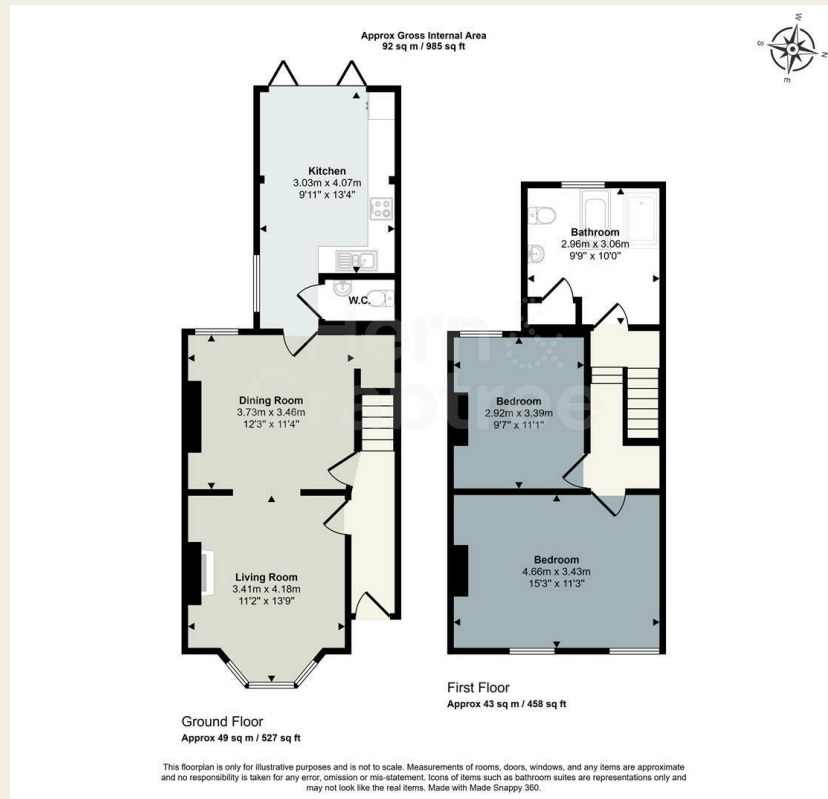
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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

