

Brecon Street

CANTON, CF5 1RE

GUIDE PRICE £370,000



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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. Stairs rise to the first floor, radiator, and 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, and a slate hearth. Opened through a squared archway into the sitting room, with an additional internal door returning to the entrance hall.

Sitting Room

Double glazed window to the rear. 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/Diner

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 work surfaces over, incorporating a four ring induction hob with extractor hood, integrated oven, fridge, freezer, dishwasher and washing machine. One bowl sink with mixer tap and instant hot water tap. Additional features include wine storage and deep pan drawers. Door leads to:

Cloakroom

Fitted with a WC and wash hand basin set within a vanity unit. Heated towel rail, tiled flooring and extractor fan.

Landing

Accessed via stairs from the entrance hall. Loft access hatch, banister, and doors leading to all first floor rooms.

Bedroom One

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

Bedroom Two

Double glazed window to the rear. 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

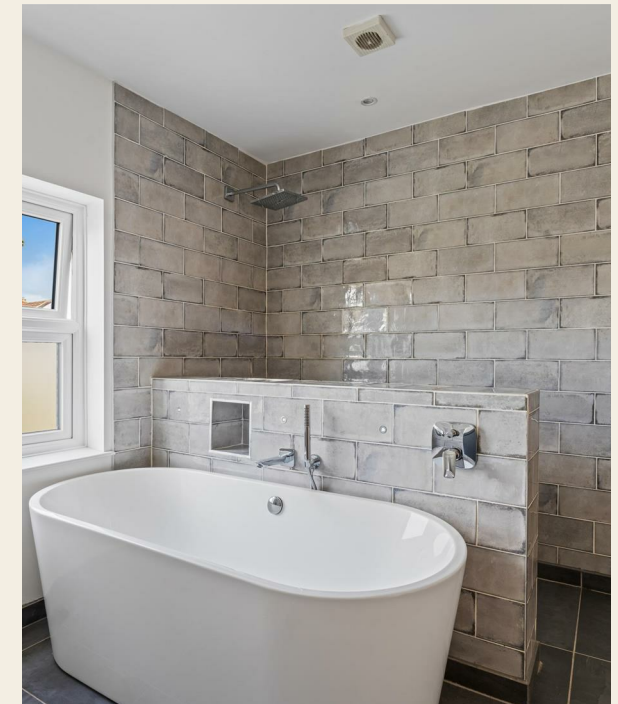
Paved patio area leading to a raised artificial lawn bordered by railway sleepers and mature planting. Timber storage shed, outside lighting and power points. A useful side return provides additional storage space. The garden is enclosed with timber fencing.

Additional Information

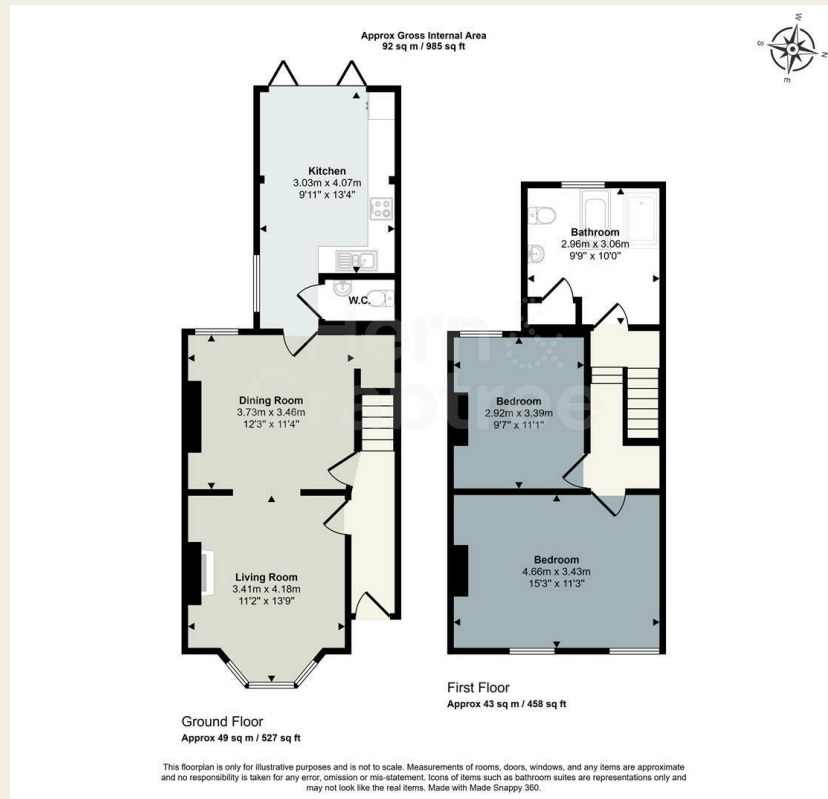
Freehold. Council Tax Band E (Cardiff). EPC rating E.

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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			
England & Wales		EU Directive 2002/91/EC	

