

# Orchard Place

CANTON, CF11 9DY

**GUIDE PRICE £285,000**

**Hern &  
Crabtree**



# Orchard Place

A stylish and surprisingly spacious two-bedroom home, tucked away on Orchard Place.

The ground floor comprises an entrance hall leading into a bright lounge, which flows seamlessly through to the generous kitchen/diner. The kitchen is arranged around a substantial central island with breakfast-bar seating, providing plenty of preparation and entertaining space, while a separate dining area sits alongside. Neutral décor, wood-effect flooring and plenty of natural light give the whole ground floor a fresh and welcoming feel.

Upstairs are two well-proportioned bedrooms, including a generous principal bedroom, together with a modern family bathroom fitted with a bath and overhead shower. There is also useful built-in storage off the landing.

Outside, the property benefits from its own enclosed courtyard-style garden, providing a private and low-maintenance outdoor space.

Perfectly positioned for enjoying everything Canton and nearby Pontcanna have to offer, the property is within easy reach of a fantastic selection of independent cafés, restaurants, shops and local amenities, while Cardiff city centre is also readily accessible.



**Approx 821.00 sq ft**

**Council Tax Band: E**

#### Entrance Hall

Entered via a double-glazed front door into a useful entrance hall with tiled flooring, radiator and window providing natural light. Door leading through to the main living accommodation.

#### Lounge

A bright and welcoming reception room with wood-effect flooring and two double-glazed windows to the front aspect. Radiator, ample space for seating and an open connection through to the kitchen/diner. Staircase rising to the first floor.

#### Kitchen / Diner

A spacious open-plan kitchen and dining area fitted with a range of modern wall and base units, complementary work surfaces and tiled splashbacks. A substantial central island incorporates a gas hob, integrated oven and breakfast-bar seating. Further space is provided for a dining table and chairs, with wood-effect flooring continuing throughout. Double-glazed windows and a glazed door provide access to the rear garden.

#### Landing

Providing access to both bedrooms and the family bathroom, together with useful built-in storage cupboards.

#### Bedroom One

A well-proportioned double bedroom with neutral décor, fitted carpet, radiator and double-glazed window.

#### Bedroom Two

Another generous bedroom with wood-effect flooring, radiator and a wide double-glazed window providing plenty of natural light. Ample space for bedroom furniture and wardrobes.

#### Bathroom

A contemporary bathroom fitted with a white three-piece suite comprising panelled bath with shower over and glass screen, WC and wash hand basin. Attractive tiled and panelled walls, herringbone-effect flooring, recessed spotlights and an obscured double-glazed window.

#### Garden

An enclosed, low-maintenance courtyard-style garden with areas of artificial lawn and paved pathway, bordered by walls and timber fencing to provide a private outdoor space.

#### Additional Information

Freehold. Council Tax Band E (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                                 |         | 88                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 65                      |
| (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 |

