Preswylfa Street

CANTON, CF5 1FS

GUIDE PRICE £435,000

Hern & Crabtree

Preswylfa Street

Behind its traditional frontage, this three bedroom home has been thoughtfully updated while retaining a great deal of its original character. Warm timber flooring runs through much of the house, fireplaces remain as attractive focal points within the reception rooms, and a calm palette of soft, muted tones creates a relaxed feel throughout.

The ground floor offers two comfortable reception rooms, while the kitchen/dining room to the rear has a clean, understated finish with stylish concrete flooring and direct access to the garden. Upstairs, there are three well proportioned bedrooms and an impressive four piece family bathroom.

Outside, the rear garden combines patio seating with a lawn, providing a private and manageable space to enjoy throughout the warmer months.

Canton has long been one of Cardiff's most sought after neighbourhoods. Victoria Park is just around the corner, while Pontcanna Fields, Llandaff Fields and the Taff Trail offer miles of green open space to explore. Cowbridge Road East is within walking distance and is home to an excellent mix of independent cafés, bakeries, restaurants and everyday shops. Cardiff city centre is easily reached on foot, by bicycle or by regular bus services, with straightforward access to the A48 and M4 for those travelling further afield.

Approx 1040.00 sq ft

Council Tax Band: E

Front
Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Entrance Hall
Enter via an obscure glazed wooden door to the front elevation with obscure glazed window over. Coved ceiling. Ceiling arch detail. Staircase rising to the first floor. Understairs storage cupboard. Stripped wooden flooring. Vertical radiator.

Living Room
Double glazed bay window to the front elevation. Coved ceiling. Cast iron feature fire with wooden mantlepiece, tiled hearth and surround. Fitted shelving into alcoves. Stripped wooden flooring. Radiator.

Sitting Room
Glazed wooden door to the rear elevation with window over. Sink with timber work surface. Plumbing and space for a washing machine. Fitted sorage cupboards into alcoves. Stripped wooden flooring. Vertical radiator.

Kitchen/Dining Room
Open plan kitchen and dining room. Glazed wooden door leading to the rear garden. Double glazed sash windows to the side and rear elevation. Double glazed window to the side elevation. Base units with marble worktops over and upstands. Belfast ceramic sink with mixer tap. Integrated dishwasher. Space for Range style gas cooker with cooker hood over. Space for fridge freezer. Fitted shelving. Concreate flooring. Underfloor heating.

Landing
Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching wooden balustrade. Stripped wooden flooring. Fitted linen cupboard. Loft access. Radiator.

Bedroom One
Two double glazed windows to the front elevation. Coved ceiling. Fitted shelving into alcoves. Stripped wooden flooring. Radiator.

Bedroom Two
Double glazed window to the rear elevation. Coved ceiling. Inset within chimney breast with exposed brickwork and tiled hearth. Fitted shelving into alcove. Stripped wooden flooring. Radiator.

Bedroom Three
Double glazed window to the rear elevation. Coved ceiling. Fitted storage cupboard with concealed gas combination boiler. Stripped and painted wooden flooring. Radiator.

Bathroom
Double glazed obscured sash window to the side elevation. W/C. Wash hand basin set within storage unit. Double shower quadrant with fitted shower over and glass splashback screen. Freestanding roll top claw feet bath. Part tiled walls. Tiled flooring. Heated towel radiator. Extractor fan.

Garden
Enclosed rear garden. Grass lawn with mature shrubs. Side return. Outside light. Timber frame garden/bike storage. Cold water tap.

Additional Information
Freehold. Council Tax Band E (Cardiff). EPC rating D.

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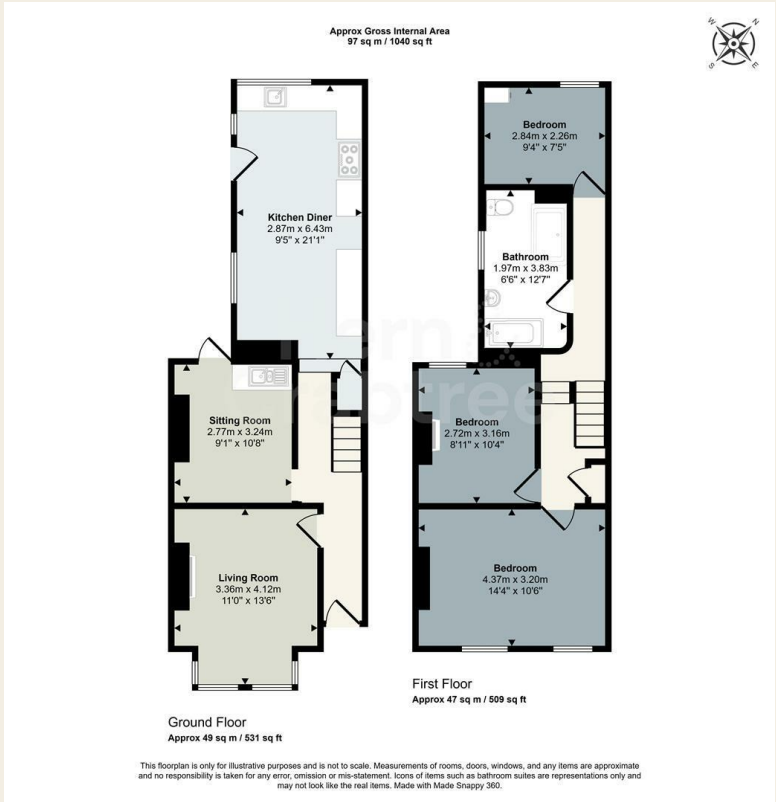

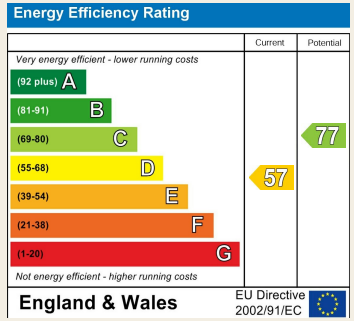

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