

Thurston Street

CANTON, CF5 1PN

GUIDE PRICE £285,000

Hern &
Crabtree



Thurston Street

A handsome three bedroom mid-terrace presenting an exciting opportunity for a first time buyer or someone looking to upsize for additional space - within a hugely popular location & close to the city centre of Cardiff.

The property is offered for sale with no onward chain and could offer a quick sale for the motivated buyer. The accommodation in brief comprises: reception hall, an open plan lounge area and dining area, a good size kitchen/ breakfast room. rear lobby and bathroom. Upstairs are three bedrooms and cloakroom and a useful attic room.

Canton remains one of Cardiff's most vibrant and desirable neighbourhoods, known for its independent cafés, artisan bakeries and acclaimed restaurants along Cowbridge Road East. Green spaces are within easy reach, including Victoria Park and Thompson's Park, both offering a welcome retreat from city life. The area is well served by reputable schools, making it an appealing choice for families, while excellent transport links provide convenient access to Cardiff city centre, Cardiff Central station and the wider road network.

This is a rare chance to acquire a period home of genuine potential in a location that continues to thrive, offering both lifestyle appeal and long-term value.



1129.00 sq ft

Front

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

Hallway

Enter via a double glazed composite door to the front elevation with window over. Coved ceiling. Ceiling arch detail. Stripped wooden flooring. Door leading to:

Dining area

Double glazed door to the rear elevation with window over. Stripped wooden flooring. Radiator. Stairs rise up to the first floor. Understairs storage cupboard. Squared off archway to the living room.

Lounge area

Double glazed bay window to the front elevation. Coved ceiling. Gas fire with wooden mantelpiece, tiled surround and stone hearth. Stripped wooden flooring. Radiator. Squared off archway to the dining room.

Kitchen

Double glazed window to the side elevation. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated five ring gas hob with tiled splashback and cooker hood over. Integrated double oven. Integrated fridge freezer. Tiled flooring. Radiator. Door leading to:

Rear lobby

Double glazed door to the rear garden. Tiled flooring. Rear loft access hatch.

Bathroom

Double glazed window to the rear elevation. W/C and wash hand basin. Bath with shower mixer and glass splashback screen. Tiled walls. Tiled flooring. Extractor fan. Radiator.

Landing

Stairs rise up from the dining room. Wooden handrail and spindles. Split level landing. Rear loft access hatch. Stairs rise up to the loft.

Bedroom One

Two double glazed windows to the front elevation. Coved ceiling. Stripped wooden flooring. Radiator. Fitted wardrobes with sliding doors.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Stripped wooden flooring. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Radiator.

Cloakroom

Double glazed obscure window to the side elevation. W.C and wash hand basin. Stripped wooden flooring.

Loft

Stairs rise up from the landing. Double glazed skylight window. Power and light.

Garden

Enclosed rear garden. Paved patio. Side return. Mature tree within flower border. Timber frame storage shed.

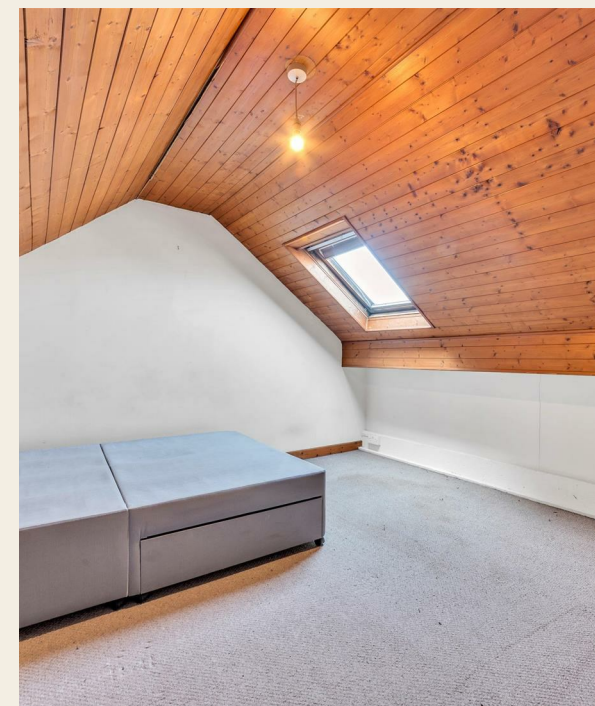
Additional Information

Freehold. Council Tax Band D (Cardiff). EPC rating C.

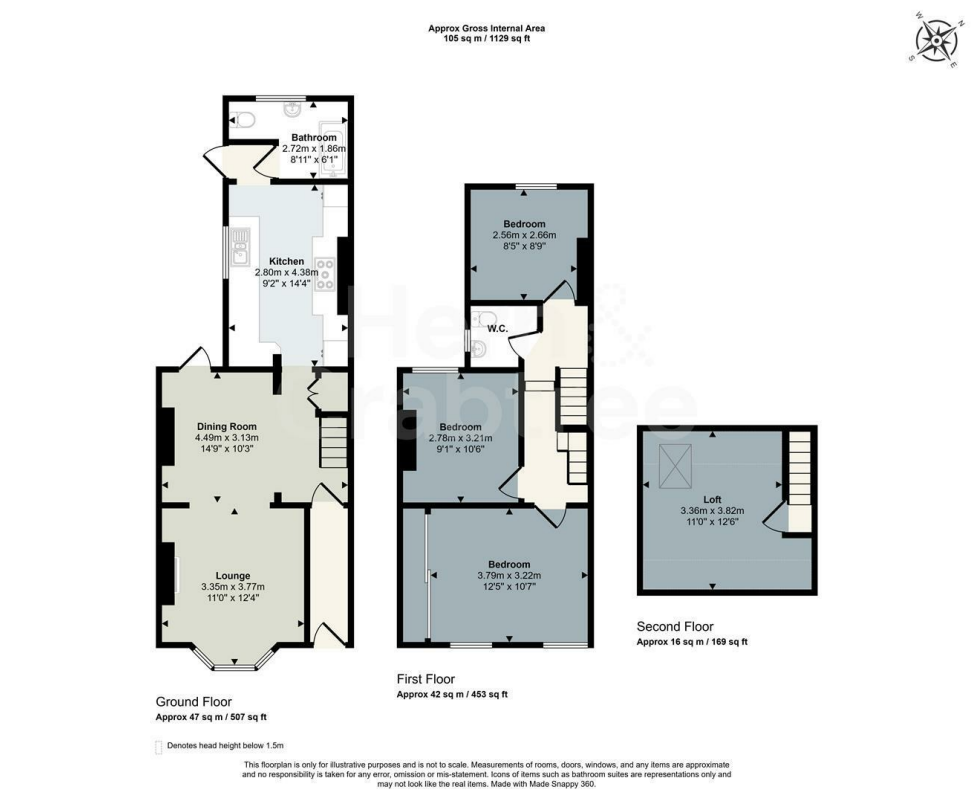
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
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		
	70	80
England & Wales		EU Directive 2002/91/EC



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