



Brecon Street

| Canton | Cardiff | CF5 1RE

Reputedly purchased over 50 years ago as a former sweet shop, 36 Brecon Street is a period mid-terraced house that can be found just off Pembroke Road in Canton. The property is ideally placed close to the vibrant suburb of Canton, conveniently placed for many shops, cafes and amenities and within a short stroll to the idyllic Thompson Park.

The property is made up of two separate reception rooms, a kitchen with a feature Rayburn stove and downstairs four piece bathroom. On the first floor are three bedrooms and W.C. Outside you'll find a west-facing garden and front forecourt. There is a mixture of resident and non-resident parking spaces to hand.

Entrance Porch

Entered via double glazed pvc front door with window over, wood laminate flooring, half tiled walls.

Hall

Entered via glazed wooden door, radiator, dado rail, wood laminate flooring, stairs to the first floor.

Dining Room

11'4 max into recess x 14'1 max into bay

Double glazed pvc bay window to the front, radiator, feature tiled fireplace, dado rail, coved ceiling, wood French doors to the living room.

Living Room

12'4 max x 11'5 max

Double glazed window to the rear, wood laminate flooring, gas fireplace with wooden mantle, dado rail, French doors to dining room, radiator, under stairs storage cupboard, doorway to kitchen.

Kitchen

10'5 max x 8'10 max

Double glazed window to the side, kitchen fitted with wall and base units with work tops over, stainless steel sink and drainer, space for electric cooker, part tiled walls, base freezer and fridge, cast iron Rayburn Royal coal fired stove, with cooker hood above, tiled flooring, sliding door to utility room.

Utility Room

6'6 max x 3'

Double glazed window to the rear, plumbing for washing machine, door to garden and door to bathroom.

Downstairs Bathroom

9'6 x 6'11

Double obscure glazed window to the rear, a four piece suite comprising, shower with electric shower, bath, w.c and wash hand

basin, radiator, tiled walls, vinyl flooring.

First Floor

Stairs rise up from the hall with wooden handrail and spindles, dado rail, small loft access, fitted linen cupboard and additional linen cupboard.

Bedroom One

15'3 max x 11'4 max

Twin double glazed windows to the front, radiator.

Bedroom Two

9'5 max x 11'6 max

Double glazed window to the rear, radiator, wood laminate flooring.

Bedroom Three

10'7 x 6'9

Double glazed window to the rear, radiator, built in airing cupboard with a Gloworm gas combination boiler.

BRECON STREET

Guide Price £275,000



W.C

With w.c and wash hand basin, vinyl flooring, double glazed window to the side.

Rear Garden

Enclosed rear garden, mainly paved patio, mature shrubs and flower borders, outbuilding, storage shed.

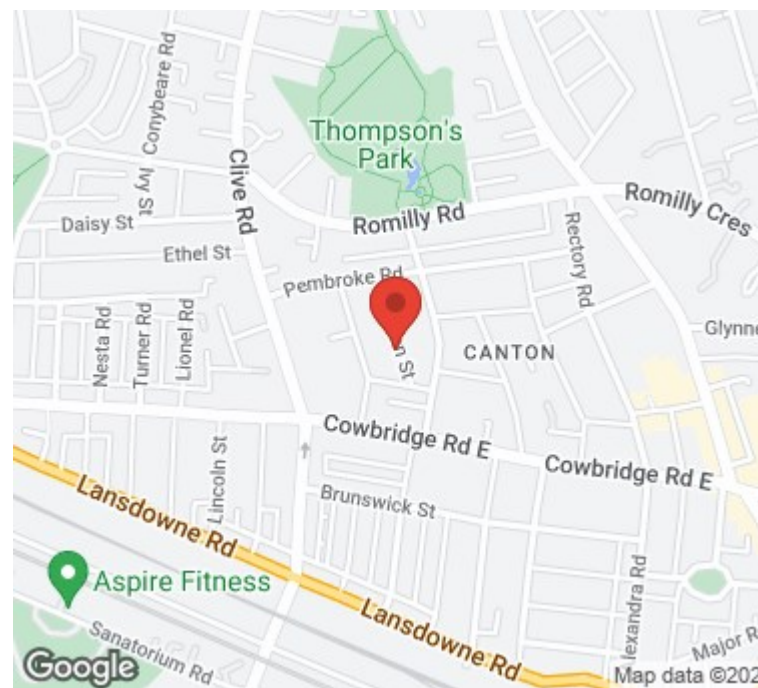
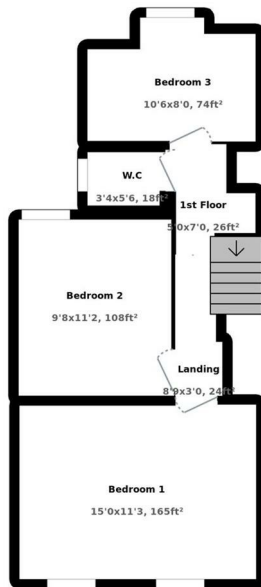
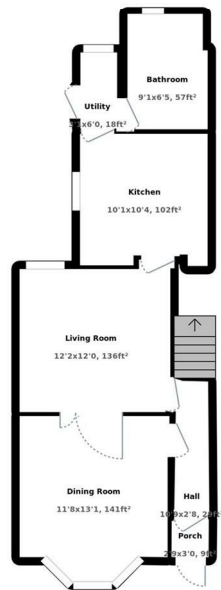
Front

A forecourt front with low rise wall and pedestrian gate.

Tenure and Additional Information



Call Hern & Crabtree to arrange a viewing on 02920 228135



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	63	
(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



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Hern & Crabtree

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.