

# Brunswick Street

CANTON, CARDIFF, CF5 1LJ

GUIDE PRICE £375,000



# Brunswick Street

An elegant Victorian bay fronted terrace, beautifully presented throughout.

The house opens through a stone porch into a welcoming entrance hall where original proportions, wooden flooring and decorative detailing immediately establish the tone of the interior. The principal reception room is centred around a handsome bay window that draws natural light deep into the space, while a wood panelled feature wall and high coved ceilings add warmth and texture. Beyond, a second reception room creates a comfortable and versatile living area with direct access to the garden. The dining room sits adjacent to the kitchen, offering an ideal arrangement for both everyday family life and entertaining. The kitchen itself has been thoughtfully designed with timber work surfaces, tiled flooring, a Rangemaster cooker and generous storage, combining practicality with an understated aesthetic.

Upstairs, the first floor provides three well proportioned bedrooms alongside an additional study. Original fireplaces, wooden floors and period detailing continue throughout, reinforcing the home's Victorian heritage. The bathroom is spacious and well appointed with a walk in shower, separate bath and quality tiling.

To the rear, the garden has been landscaped for low maintenance enjoyment with paved seating areas, a raised lawn and useful storage space.

Positioned within easy reach of the cafés, independent shops and restaurants of Pontcanna and Canton. Pontcanna, Victoria Park and Llandaff Fields are all within easy reach, while the city centre is easily accessible by foot, bicycle or public transport. Well regarded local schools further add to the area's enduring appeal.



# 1339.00 sq ft

## Entrance Hall

Entered via a PVC front door with glazed insert and stone porch to the front. Coved ceiling, staircase rising to the first floor with wooden balustrade, wooden flooring, boxed radiator and useful open under stairs storage area.

## Living Room

Double glazed bay window to the front aspect. Coved ceiling, wooden flooring, boxed radiator and decorative wood panelled feature wall. Open plan to:

## Sitting Room

Double glazed door leading to the rear garden with double glazed windows surrounding and above. Coved ceiling, wooden flooring, radiator and built in cupboard to the side of the chimney breast.

## Dining Room

Double glazed window to the side aspect. Coved ceiling, wooden flooring and radiator. Open to:

## Kitchen

Double glazed windows to the side and rear aspects along with a partly glazed door to the side. Fitted with wooden work surfaces and tiled splashbacks incorporating a ceramic sink unit. Rangemaster seven ring cooker with three ovens, integrated dishwasher, plumbing for washing machine and large larder storage space. Wall mounted boiler, tiled flooring and radiator.

## Landing

Hatch access to loft space, wooden flooring and wooden balustrade.

## Bedroom One

Double glazed bay window to the front aspect along with an additional double glazed window to the front. Coved ceiling, wooden flooring, radiator and original cast iron fireplace with tiled hearth and cast iron surround, not currently in use.

## Bedroom Two

Two double glazed windows to the rear aspect. Coved ceiling, radiator and original cast iron fireplace with cast iron insert, not currently in use.

## Bedroom Three

Double glazed window to the rear aspect. Coved ceiling, radiator and original cast iron fireplace, not currently in use.

## Study

Double glazed window to the side aspect. Wooden flooring, radiator and decorative cast iron fireplace, not currently in use.

## Bathroom

Double glazed obscured window to the side aspect. Fitted with a walk in shower, separate bath, wash hand basin and WC. Tiled walls, tiled flooring and heated towel radiator.

## Rear Garden

An enclosed rear garden laid predominantly to paving with a raised lawn section and useful storage area to the side of the house. Bounded by brick walling and timber fencing with external power points.

## Front Garden

Forecourt style frontage with low level wall, iron railings and pathway leading to the stone entrance porch.

## Additional Information

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

## Disclaimer

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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |
|   |         | <b>80</b>               |
|   |         | <b>53</b>               |

