

Brecon Street

CANTON, CARDIFF, CF5 1RE

GUIDE PRICE £325,000

Hern &
Crabtree



Brecon Street

Set on a quiet and popular street in the heart of Canton, this attractive mid-terrace home in Brecon Street offers a tasteful blend of character charm and stylish touches.

Internally, the property has been thoughtfully styled with a light and neutral palette, enhanced by splashes of colour and retained period features including stripped wood floors, dado rails and picture rails. The ground floor layout flows well, with two inviting reception rooms and a spacious kitchen/breakfast room that extends into a useful utility room. Upstairs, there are two bedrooms, including a generous main bedroom with twin front-facing windows, a study/nursery room and a well-fitted bathroom with skylights.

Outside, the rear garden is a real bonus, offering an easy-to-maintain space complete with raised beds, patio area and storage. To the front, there's a neat courtyard entrance.

Brecon Street is ideally located just a short walk from the vibrant shops, cafes and restaurants of Cowbridge Road East, as well as the popular Chapter Arts Centre. Canton is well-known for its community feel and excellent amenities, with several green spaces nearby including Victoria Park and Thompson Park. Cardiff City Centre and Central Station are within easy reach, and the area benefits from excellent bus routes and cycling links, making this a perfect base for city living.



1098.00 sq ft

Porch

Entered via a double-glazed composite front door with a matching obscure glazed window above. The internal porch features tiled sidings and flooring, and a glazed wooden door leading into the hallway.

Hall

A welcoming entrance with coved ceiling, dado rail, radiator and attractive stripped wooden flooring. The stairs rise to the first floor with a useful understairs alcove for storage.

Lounge

Positioned at the front of the house with a double-glazed bay window, this charming reception room features a cast iron wood-burning stove set within a fireplace with slate hearth, built-in alcove cupboards with shelving above, stripped wooden flooring, coved ceiling, and a radiator.

Sitting Room

Located centrally with a glazed door through to the kitchen and breakfast room, this space offers a radiator and built-in shelving. Ideal as a second reception or dining room.

Kitchen / Breakfast Room

Laid out in an L-shape with a tasteful mix of wall and base units and complementary wood butcher block worktops. Features include a one-and-a-half bowl ceramic sink with mixer tap, space for a gas range cooker with glass splashback and Rangemaster cooker hood above, integrated slimline dishwasher, and space for a fridge/freezer. A vertical radiator and tiled flooring complete the space. To the side is a small extension with polycarbonate roof and obscure-glazed window, plus a double-glazed door leading to the rear garden. A door leads into:

Utility Room

Matching the kitchen in style and flooring, this handy space offers a stainless steel sink with spray mixer tap, plumbing for a washing machine, further storage units

and worktops, vertical radiator, double-glazed windows to the rear and side, and a second double-glazed door to the garden.

First Floor

Landing

Accessed via a traditional wooden staircase with stripped wood and matching bannister. The landing includes a loft hatch and a linen cupboard.

Bedroom One

A bright and spacious main bedroom with two double-glazed front-facing windows, stripped wooden flooring, and a radiator.

Bedroom Two

A well-sized double room with a double-glazed window to the rear, stripped wooden flooring, and radiator.

Study / Nursery

Ideal as home office or nursery. Double-glazed window to the rear, stripped wooden floor, radiator, built-in cupboard and a small loft access hatch.

Bathroom

Stylishly finished with two double-glazed skylight windows, panelled bath with plumbed shower and glass screen, wash hand basin with vanity cupboard, WC, tiled flooring and part-tiled walls. There's also a recessed shelving area, extractor fan, heated towel rail and a boxed-in airing cupboard housing the boiler.

Outside

Front

A low-maintenance walled courtyard with access gate.

Rear Garden

A delightful outdoor space with a paved patio area, timber storage shed, raised flower and vegetable beds, small side return to the kitchen and an external cold water tap.

Tenure

We have been advised this property is Freehold.

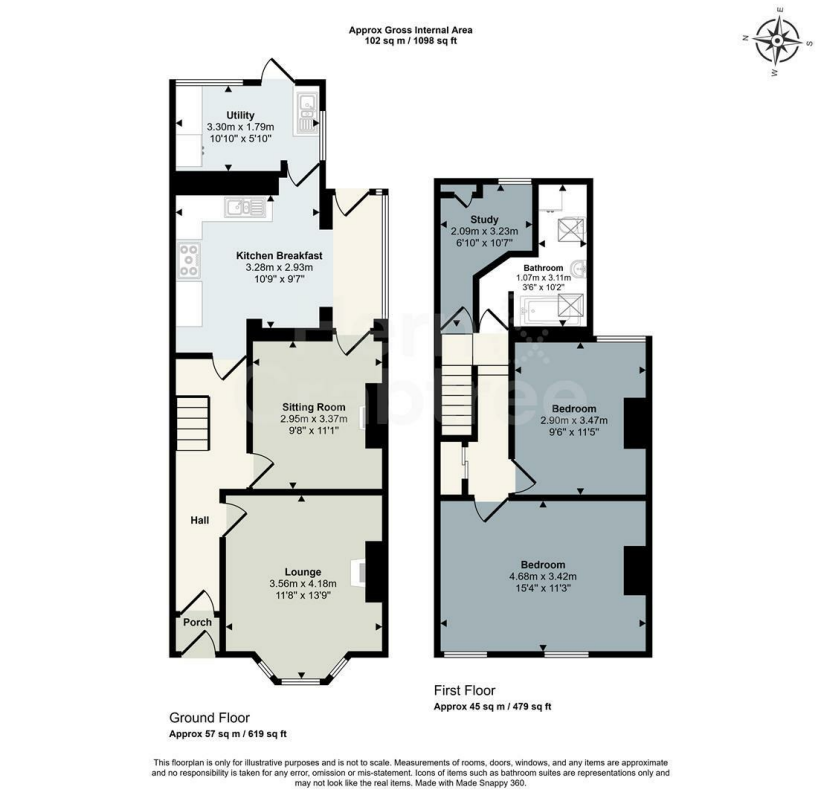
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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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		
England & Wales		EU Directive 2002/91/EC

