Church Road

CANTON, CF5 1NY

GUIDE PRICE £225,000

Hern & Crabtree



Church Road

A beautifully presented and characterful two-bedroom first-floor apartment, situated within an attractive period building on the popular Church Road in Canton.

The accommodation comprises a welcoming living room with exposed wooden floorboards, a striking brick chimney breast and fitted shelving, leading through to a bright kitchen/dining room with modern white units, turquoise tiled splashbacks and integrated appliances. There are two bedrooms, including a spacious principal bedroom with bay window and large fitted wardrobe, alongside a stylish bathroom featuring a freestanding roll-top bath and separate shower.

Externally, the property benefits from a shared enclosed rear garden with paved seating areas, established greenery and gated lane access. Further benefits include gas central heating, double glazing and a share of the freehold.

Ideally located close to the independent cafés, restaurants and shops of Canton, with Victoria Park, Thompson's Park and Llandaff Fields all within easy reach, this charming apartment offers an excellent opportunity for first-time buyers or those seeking a characterful home in one of Cardiff's most desirable neighbourhoods.











Approx 614.00 sq ft

Council Tax Band: C

Entrance
The property is entered through communal hallway with access to the 3 apartments. Internal door to:

Lounge
A beautifully presented and characterful living room featuring exposed wooden floorboards, a striking exposed brick chimney breast with fireplace recess and fitted shelving and cabinetry into alcoves. Double-glazed window overlooking the rear garden, radiator and pendant light fitting. Door leading through to the kitchen/dining room.

Kitchen/ Dining Room
A bright and stylish kitchen/dining room fitted with a range of white wall and base units, complementary worktops and tiled splashbacks. Integrated electric oven, four-ring gas hob with stainless steel splashback, extractor hood over, fridge freezer and space and plumbing for a washing machine and dishwasher. Attractive terrazzo-style tiled flooring, double-glazed window to the side aspect, recessed spotlights and pendant lighting. Ample space for a dining table and chairs.

Hallway
Hallway providing access to the rear accommodation, with a useful storage cupboard and door leading to the rear garden via an external staircase.

Bathroom
A stylish bathroom fitted with a four piece suite comprising a freestanding roll-top bath, separate corner shower enclosure with contrasting blue tiled splashbacks, pedestal wash hand basin and WC. Attractive patterned tiled flooring, wall-mounted vanity mirror with storage, chrome heated towel rail and double-glazed windows to the rear aspect. Extractor fan and loft access hatch.

Bedroom One
A spacious and beautifully decorated bedroom featuring an attractive green colour scheme and a double-glazed bay window to the front aspect. Carpeted flooring, fitted double-door wardrobe, radiator and pendant light fitting.

Study/Bedroom Two
Currently utilised as a home office, featuring a double-glazed window to the front aspect. Carpeted flooring, radiator and pendant light fitting.

Communal Garden
The property benefits from a shared, enclosed rear garden featuring paved seating areas, established trees and greenery, and space for outdoor dining and entertaining. The garden also enjoys gated rear lane access.

Tenure
The property is sold with a share of the freehold, with approximately 95 years remaining on the lease. Service charges are approximately £360 per annum, including buildings insurance and maintenance of the internal and external communal areas. Details to be confirmed by the solicitors.

Additional Information
Council Tax Band C (Cardiff). EPC rating C.

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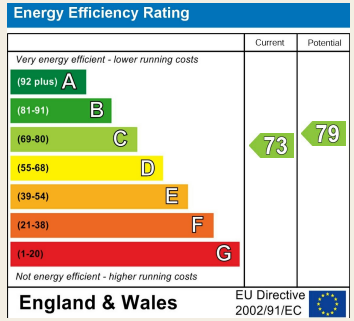







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