

# Brunswick Street

CANTON, CF5 1LJ

GUIDE PRICE £375,000

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# Brunswick Street

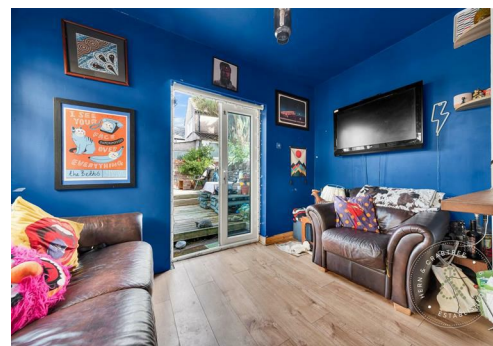
A deceptively spacious four-bedroom mid-terrace home, set in the heart of one of Cardiff's most popular residential pockets.

Inside, the property opens with a traditional entrance hallway leading into a bay-fronted living room, a separate sitting room, and a kitchen/dining room at the rear overlooking the garden—offering a practical layout and plenty of space for everyday living and entertaining alike.

The first floor hosts four bedrooms and a family bathroom. Stairs then rise to a loft space, providing useful additional storage or potential for further use. A low maintenance garden to the rear completes the accommodation.

Ideally positioned in Canton, the property places you within easy reach of Cardiff's cultural and culinary heart, while still enjoying a strong sense of community and a more residential feel. Canton has become a real destination in recent years—home to a growing number of independent coffee shops, eateries, galleries and green spaces.

Just a short stroll from this home, you'll find the Chapter Arts Centre, Victoria Park, and a range of amenities along Cowbridge Road East. For commuters, Cardiff city centre is easily accessible on foot, by bike, or via frequent public transport links.



# 1545.00 sq ft

## Front

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

## Hallway

Enter via a double glazed obscured door to the front elevation with window over. Coved ceiling. Ceiling rose. Tiled flooring. Stairs rising up to the first floor. Understairs storage cupboard. Radiator.

## Living Room

Double glazed bay window to the front elevation. Coved ceiling. Cast iron log burner with brick surround and wooden mantle. Fitted shelving into alcove. Wooden flooring. Radiator.

## Sitting Room

Double glazed obscured door to the rear garden with window over. Coved ceiling. Fitted shelving into alcove. Exposed feature brickwork. Wooden flooring. Radiator. Archway leading to:

## Kitchen

Double glazed window to the side elevation. Wall and base units with wooden worktops over. Stainless steel one bowl inset sink with mixer tap. Space for Range style gas cooker with tiled splashback and cooker hood over. Space for fridge freezer. Plumbing for washing machine. Space for dishwasher. Breakfast bar. Wooden flooring. Radiator. Squared off archway to the dining room.

## Dining Room

Double glazed French doors leading to the rear garden. Double glazed window to the side elevation. Wooden flooring. Radiator.

## Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Double glazed window to the front elevation. Wooden flooring. Two radiators. Fitted linen cupboard.

## Bedroom One

Double glazed bay window to the front elevation. Coved ceiling. Radiator.

## Bedroom Two

Double glazed window to the rear elevation. Radiator. Fitted shelving into alcoves.

## Bedroom Three

Double glazed window to the side elevation. Radiator.

## Bedroom Four

Double glazed window to the rear elevation. Radiator. Fitted storage cupboard with concealed gas combination boiler.

## Bathroom

Double glazed obscured window to the side elevation. W/C and wash hand basin. Bath with electric shower over. Tiled walls. Luxury vinyl flooring. Heated towel rail. Shaver point. Fitted shelving.

## Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail and spindles. Fitted storage cupboard.

## Loft

Storage into eaves. Power and light.

## Garden

Enclosed rear garden. Timber decked patio. Mature shrubs and trees. Timber frame bar. Side return. Outside light. Cold water tap.

## Additional Information

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

## Disclaimer

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	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		
England & Wales		EU Directive 2002/91/EC



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