

# Glamorgan Street

CANTON, CF5 1QS

GUIDE PRICE £400,000

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Crabtree





# Glamorgan Street

This beautifully reimagined mid-terrace home blends period charm with thoughtful modernisation, thanks to a comprehensive architect-designed renovation. The transformation included a full loft conversion, double-height kitchen-diner extension, and the addition of a fully insulated 15 m<sup>2</sup> garden office with power, internet and phone cabling—ideal for remote work.

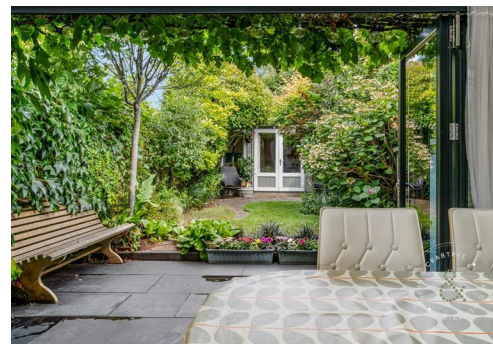
Internally, the house offers stylish, flowing accommodation with oak flooring. The open-plan living and sitting area features a wood-burning stove, plantation shutters, and discreet home cinema setup. The vaulted kitchen-diner boasts skylights, integrated appliances, bi-fold doors to the garden, and a Juliet balcony—unique on the street.

Upstairs are two first-floor bedrooms with fitted wardrobes and period features, served by a luxurious marble-tiled bathroom with a walk-in wet-room shower. The expansive loft conversion includes skylights, eaves storage, and a rare panoramic window, made possible during the structural rebuild.

Architectural details lost in previous decades have been meticulously restored, including antique doors, a mahogany handrail, custom coving, and ceiling roses.

The mature rear garden, designed by RHS award-winning landscape designer Cheryl Cummings, offers a private oasis with patio, lawn, decorative grape vines, and additional storage behind the garden office. Situated in a secure, enclosed garden quadrant.

Canton is one of Cardiff's most desirable areas, known for its strong community, independent cafés, shops and arts venues like Chapter. Excellent schools, green spaces (Victoria & Thompson's Park), and quick access to the city centre and M4 make it popular with professionals and families alike.



# 1378.00 sq ft

## Reception Hall

The property is accessed through a double-glazed obscure PVC front door to the reception hallway. Engineered oak flooring with underfloor heating. Double glazed etched window over the front door offering additional light. Staircase rising to the first floor with painted wooden strip staircase and feature central carpet runner with mahogany handrail. Smooth plastered ceiling. Coving to the ceiling. Ceiling rose. Wood panelled internal door to:

## Lounge/ sitting room

A beautifully presented, open plan lounge and sitting area. Double glazed windows to the front elevation, fitted with plantation shutters. Cast iron wood-burning stove, Engineered oak flooring with underfloor heating. Smooth plastered ceiling. Coved ceilings. ceiling roses. The sitting area includes a fitted projector screen with hidden cabling for speakers, offering space for a surround sound system.

## Kitchen/ dining room

A broken plan, contemporary kitchen and dining space with vaulted ceilings and four, large double glazed skylight windows. Dining area with double glazed bi-fold doors opening to the garden.

The kitchen features traditional wooden base units offering excellent storage facilities with slate countertops. Twin Belfast sink. Slate flooring with underfloor heating. Integrated appliances including two under counter, integrated fridges and a freestanding freezer. Included in the sale is a gas range cooker with twin electric ovens, griddle, hot plate and twin drawers, with a recirculating cooker hood over. Space for dining table and chairs.

## Cloakroom/ utility room

A useful ground floor cloakroom/ utility room. Fitted with a two piece suite in white comprising: WC and wash hand basin. Plumbing and space for washing machine and tumble dryer. Slate tiled flooring. Walls are part tiled.

## Landing

Leads to two bedrooms and the family bathroom, with strip wooden flooring. Smooth plastered ceiling. Coving to the ceiling. Spotlights to the ceiling. Staircase rising to the second floor with glass balustrade and rail.

## Bedroom one

Two double glazed windows to the front with plantation shutters. Built-in wardrobes, coved ceiling, ceiling rose, radiator and strip wooden flooring. Smooth plastered ceiling. Coving to the ceiling.

## Bedroom two

French doors opening to a Juliet balcony with glass balustrade and stainless steel finish. Coved ceiling, ceiling rose, radiator and strip wooden flooring.

## Family bathroom

A larger than average and stylish family bathroom. Vaulted ceiling with Velux skylight. Marble-tiled walls and flooring. A four piece suite comprising: roll top bath, walk-in style double shower, Victorian style, high level WC and wash hand basin.

## Bedroom three

A bright double bedroom with double glazed skylight windows to both front and rear aspects, oak flooring and useful storage built into the eaves.

## Outside rear

Designed by an RHS award-winning landscape gardener. Mature and beautifully landscaped with slate paved patio sitting area, decorative grape vines, lawn, pathways and well-stocked flower and shrub borders. Features include built-in storage sheds, a wood store, fruit trees, outside double power point, lighting and cold water tap.

## Home office

A detached timber-built structure with double glazed windows and French doors, fully insulated for year-round use. Fitted with shelving, network cabling and its own electric consumer board, making it an ideal workspace.

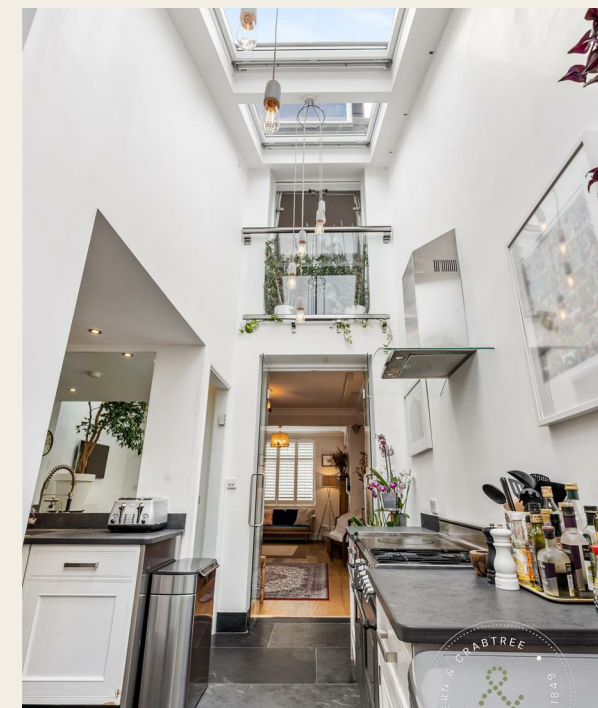
## Additional information

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

## Disclaimer

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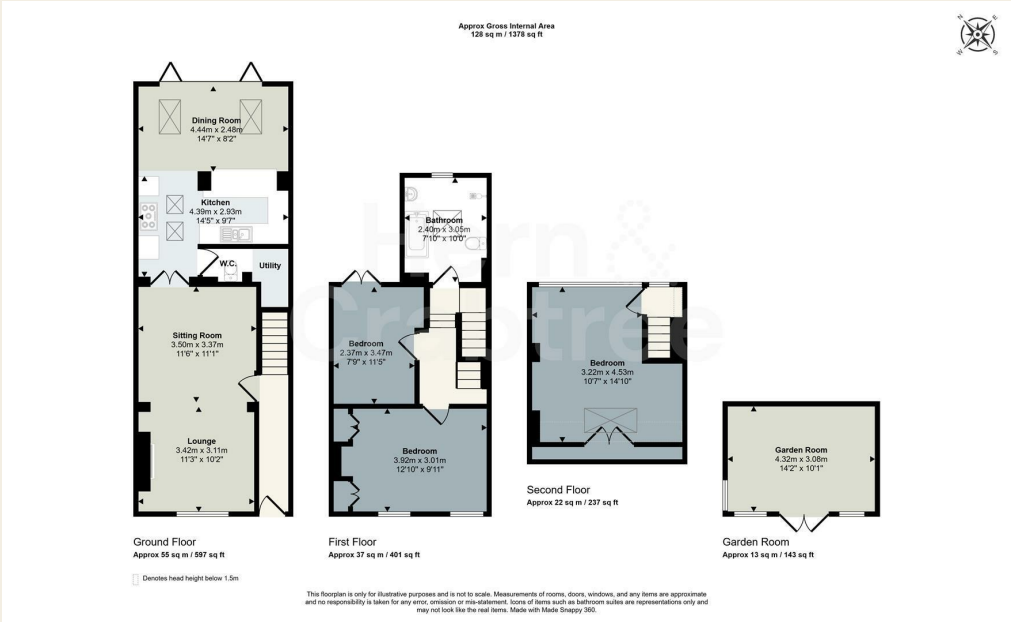




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(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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