

Orchard Place

CANTON, CF11 9DY

GUIDE PRICE £285,000

**Hern &
Crabtree**



Orchard Place

A stylish and surprisingly spacious two-bedroom home, tucked away on Orchard Place.

The ground floor comprises an entrance hall leading into a bright lounge, which flows seamlessly through to the generous kitchen/diner. The kitchen is arranged around a substantial central island with breakfast-bar seating, providing plenty of preparation and entertaining space, while a separate dining area sits alongside. Neutral décor, wood-effect flooring and plenty of natural light give the whole ground floor a fresh and welcoming feel.

Upstairs are two well-proportioned bedrooms, including a generous principal bedroom, together with a modern family bathroom fitted with a bath and overhead shower. There is also useful built-in storage off the landing.

Outside, the property benefits from its own enclosed courtyard-style garden, providing a private and low-maintenance outdoor space.

Perfectly positioned for enjoying everything Canton and nearby Pontcanna have to offer, the property is within easy reach of a fantastic selection of independent cafés, restaurants, shops and local amenities, while Cardiff city centre is also readily accessible.



Approx 821.00 sq ft

Council Tax Band: E

Entrance Hall

Entered via a double-glazed front door into a useful entrance hall with tiled flooring, radiator and window providing natural light. Door leading through to the main living accommodation.

Lounge

A bright and welcoming reception room with wood-effect flooring and two double-glazed windows to the front aspect. Radiator, ample space for seating and an open connection through to the kitchen/diner. Staircase rising to the first floor.

Kitchen / Diner

A spacious open-plan kitchen and dining area fitted with a range of modern wall and base units, complementary work surfaces and tiled splashbacks. A substantial central island incorporates a gas hob, integrated oven and breakfast-bar seating. Further space is provided for a dining table and chairs, with wood-effect flooring continuing throughout. Double-glazed windows and a glazed door provide access to the rear garden.

Landing

Providing access to both bedrooms and the family bathroom, together with useful built-in storage cupboards.

Bedroom One

A well-proportioned double bedroom with neutral décor, fitted carpet, radiator and double-glazed window.

Bedroom Two

Another generous bedroom with wood-effect flooring, radiator and a wide double-glazed window providing plenty of natural light. Ample space for bedroom furniture and wardrobes.

Bathroom

A contemporary bathroom fitted with a white three-piece suite comprising bath with shower over and glass screen, WC and wash hand basin. Attractive tiled and panelled walls, herringbone-effect flooring, recessed spotlights and an obscured double-glazed window.

Garden

An enclosed, low-maintenance courtyard-style garden with areas of artificial lawn and paved pathway, bordered by walls and timber fencing to provide a private outdoor space.

Additional Information

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

Disclaimer

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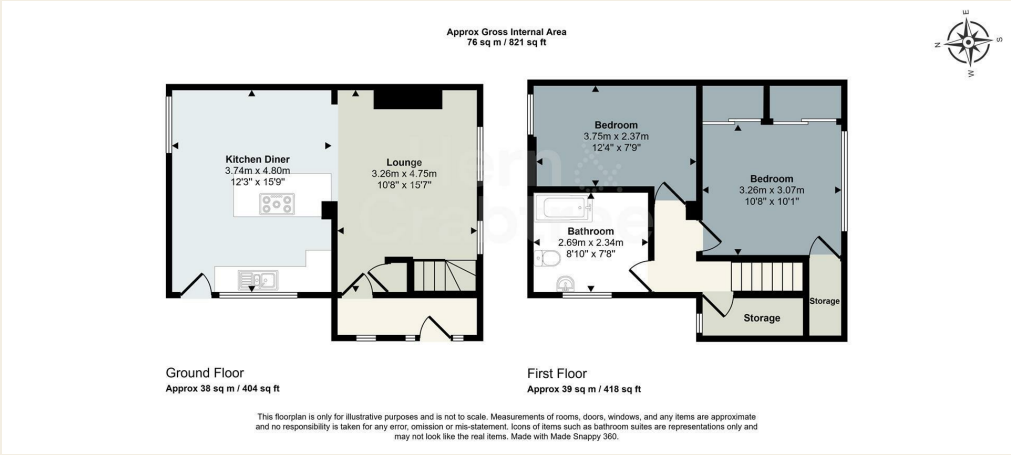
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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