



Anglesey Street
| Canton | Cardiff | CF5 1QZ

A rare chance to purchase a detached home in Canton. This bay-fronted home has lots to love, including two bedrooms, an upstairs bathroom, two reception rooms, kitchen, utility, and cloakroom. The house is complemented by a lovely garden that is at a slight angle to the street, affording more privacy than might be expected. Please call to arrange your appointment to view.

Entrance Hall
Entered via double-glazed composite door to front with etched glass panels and matching window over. Hall has paneled walls, a radiator, ceiling arch detailing, and wood laminate flooring, and opens to the dining room.

Living Room
13' max x 10'9" max
Double glazed bay window to front, fireplace with mantle and electric fire, built-in storage cupboard and shelving into alcove, ceiling rose, coved ceiling, radiator, wood laminate flooring and squared-off archway opening to the aforementioned dining room.

Dining Room
11'3" max x 14'1" max
Double glazed window to rear, radiator, stairs to the first floor, wood laminate flooring.

Kitchen
9'2" x 10'1"
Fitted with wall and base units with complimenting work tops over and downlighters. Four ring integrated hob with concealed hood over, space for fridge freezer, one and half bowl sink unit with mixer tap, space for slimline dishwasher, small breakfast bar, radiator to doorway into utility room. Double glazed window to the side.

Utility Room
5'7" x 2'10"
Double glazed obscured door to garden, double glazed window to rear, space for washing machine, with work surfaces over, fitted storage cupboard, vinyl flooring, door to cloakroom.

Cloak room
Double glazed obscured window to rear, WC, wash hand basin, Worcester gas combi boiler. vinyl flooring.

First Floor
Landing with loft access hatch, banister, and access to bedrooms and bathroom.

Bedroom One
13'3" x 10'6" max
Two double glazed windows to front, radiator,

Bedroom Two
10'5" x 8'8" max
double glazed window to rear, radiator. coved ceiling.

Bathroom
9'2" x 9'10"
Double glazed obscured window to rear, Wc, wash hand basin, bath with electric shower over and splash backs.

Outside front
Front forecourt with low level brick wall and wrought iron railing over.

Outside rear
Enclosed rear garden with raised brick paved sun

ANGLESEY STREET

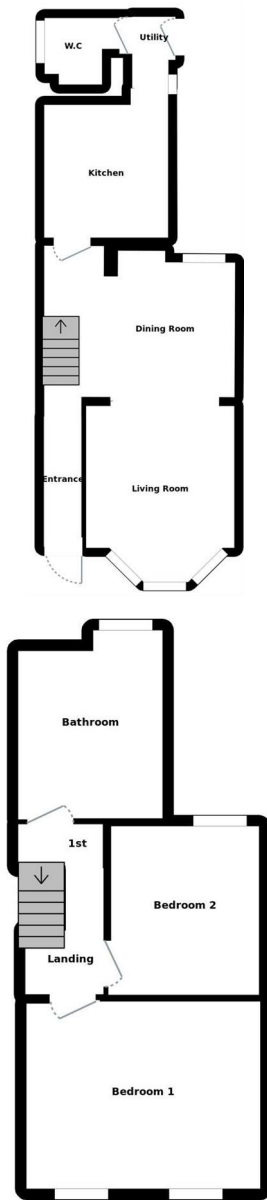
Guide Price £300,000



terrace, side return area, enclosed with timber fencing.



Call Hern & Crabtree to arrange a viewing on 02920 228135



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		
		80
	45	
England & Wales		EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.