

# York Street

CARDIFF, CF5 1NE

GUIDE PRICE £235,000

Hern &  
Crabtree



# York Street

This beautifully presented first floor apartment offers bright, well proportioned living on York Street in the heart of Canton.

Accessed via a communal entrance, the property opens into a bright and well balanced interior, thoughtfully arranged to make the most of its natural light and generous proportions. At the front of the apartment, a spacious lounge and dining room is framed by a wide bay window, creating an inviting setting for both everyday living and relaxed entertaining. The kitchen is modern and well planned, offering a practical layout with contemporary fittings.

Two good sized bedrooms provide calm and comfortable accommodation, while the shower room has been finished with a refined touch, featuring a walk in shower and a distinctive freestanding stone wash hand basin.

York Street sits within the ever popular district of Canton, an area long celebrated for its independent spirit and lively cultural scene. Just a short walk away, Cowbridge Road East offers an excellent selection of independent cafés, restaurants, delicatessens and boutique shops, while nearby green spaces and riverside walks provide welcome balance to city life. Cardiff city centre is within easy reach, whether on foot, by bicycle or via excellent public transport connections, making this location particularly appealing for professionals and those seeking convenient urban living.



# 640.00 sq ft

## Entrance

Enter from the communal hallway. Stairs rise up. Wooden handrail.

## Hallway

Bannister with wooden handrail and spindles. Split level landing. Radiator. Loft access hatch.

## Lounge/Diner

Double glazed bay and half window to the front elevation. Radiator.

## Kitchen

Double glazed window to the side elevation. Base units with worktops over. One bowl sink and drainer with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated dishwasher. Integrated oven. Plumbing for washing machine. Space for fridge freezer. Concealed gas combination boiler.

## Bedroom One

Double glazed window to the rear elevation. Radiator.

## Bedroom Two

Double glazed window to the rear elevation. Radiator.

## Shower Room

Double glazed window to the side elevation. W/C. Stone freestanding wash hand basin. Shower quadrant with fitted shower over and glass sliding doors. Part tiled walls. Vinyl flooring. Heated towel rail.

## Tenure

Share of the freehold. 125 years from 2018 with 117 years remaining. Shared maintenance costs.

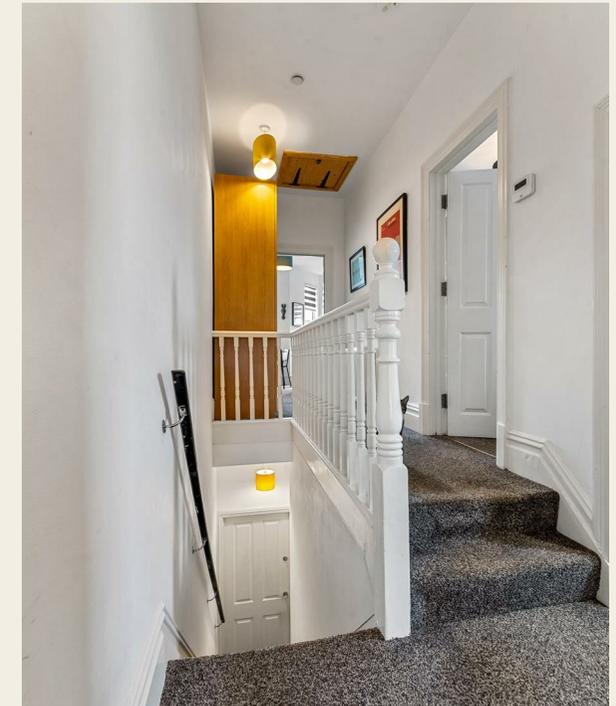
## Additional Information

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

## Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



# Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	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		
	74	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

