

# Brecon Street

CARDIFF, CF5 1RE

GUIDE PRICE £375,000

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Located on sought-after Brecon Street, this beautifully presented three-bedroom home effortlessly blends modern design with classic charm, right in the heart of one of Cardiff's most vibrant and well-connected neighbourhoods.

Just a short walk from Canton's popular cafés, independent shops, green parks, and excellent transport links, this property is perfect for families, professionals, or anyone seeking the best of city living with a strong community atmosphere.

The ground floor offers versatile and spacious living, featuring a welcoming reception room and a separate living room—ideal for relaxing or entertaining. At the rear, the bright open-plan kitchen and dining area is the true heart of the home, boasting sleek contemporary fittings and stylish bi-folding doors that open onto a sunny, landscaped garden. A convenient ground-floor W/C adds everyday practicality.

Upstairs, the first floor comprises two well-proportioned bedrooms and a modern family bathroom. The top floor is home to a beautifully converted loft, now a generous principal bedroom complete with a stylish ensuite, creating a serene and private retreat.

Flooded with natural light and finished to a high standard throughout, this move-in-ready home combines comfort, elegance, and an unbeatable location in one of Cardiff's most desirable areas.



**1321.00 sq ft**

#### Entrance

Enter via a double glazed PVC door to the front elevation with window over. Wooden flooring. Radiator. Stairs rise up to the first floor.

#### Living Room

11'1" max x 13'4" max

Double glazed bay window to the front elevation with fitted plantation shutters. Electric fire with wooden mantelpiece and stone hearth. Wooden flooring. Radiator.

#### Reception/Dining Room

12'0" max x 10'11" max

Double glazed door leading to the rear garden with window over. Understairs storage cupboard. Wooden flooring. Radiator.

#### W/C

W/C and wash hand basin with tiled splashback. Wooden flooring. Extractor fan.

#### Kitchen/Diner

10'4" max x 24'9" max

Double glazed windows to the side elevation. Double glazed Bi-folding doors leading to the rear garden. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with glass splashback screen and cooker hood over. Integrated oven. Integrated fridge freezer. Integrated full length dishwasher. Plumbing for washing machine. Breakfast bar. Wooden flooring. Radiator. Utility cupboard with concealed gas combination boiler.

#### Landing

Stairs rise up from the entrance. Wooden handrail and spindles. Matching bannister. Split level landing. Stairs rise up to the second floor. Storage cupboard.

#### Bedroom One

14'11" max x 11'1" max

Two double glazed windows to the front elevation. Radiator.

#### Bedroom Two

9'4" max x 10'9" max

Double glazed window to the rear elevation. Radiator.

#### Bathroom

10'2" max x 10'0" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Vanity unit. Bath with central mixer taps. Shower quadrant with fitted shower and glass sliding door. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Fitted linen cupboard.

#### Second Floor Landing

Stairs rising up from the first floor. Dog-leg staircase. Door leading to:

#### Bedroom Three

8'6" max x 17'3" max

Double glazed window to the rear elevation. Double glazed skylight window. Fitted storage into eaves. Door leading to:

#### En-suite

5'6" max x 10'5" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Shower quadrant with fitted shower and glass door. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Shaver point.

#### Garden

Enclosed rear garden. Paved seating area. Grass lawn. Side return. Outside lights. Cold water tap.

#### Additional Information

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

#### Disclaimer

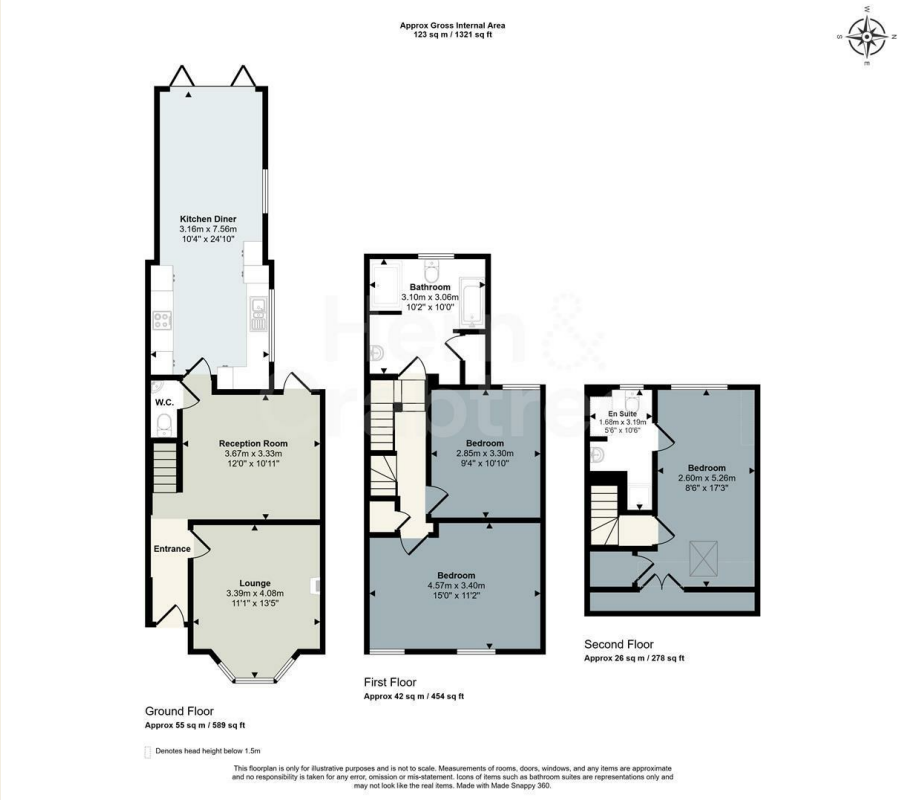
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	80
EU Directive 2002/91/EC		



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