

York Street

CARDIFF, CF5 1NE

GUIDE PRICE £475,000

Hern &
Crabtree



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A truly elegant and beautiful four-bedroom period home, perfectly positioned on the ever-desirable York Street in the heart of Canton.

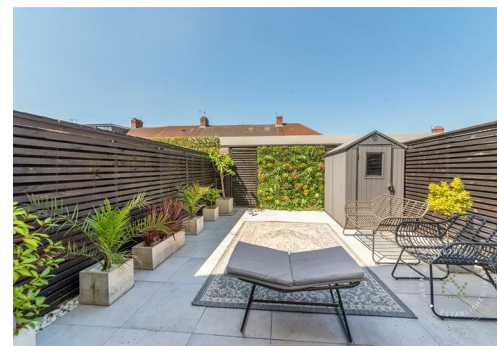
Blending timeless character with high-spec contemporary finishes, this stylish residence offers an exceptional lifestyle opportunity for families and professionals alike. Set across three well-appointed floors, the home has been thoughtfully renovated to a superb standard, preserving its period charm while introducing modern design cues throughout.

Step into a welcoming entrance hall with original features that flow effortlessly into a front living room bathed in natural light. High ceilings, wooden flooring, while a second sitting room offers flexible space ideal for relaxing, working, or entertaining.

To the rear, the heart of the home reveals itself in a beautifully designed open-plan kitchen and dining space. Crittall-style doors open out to a landscaped rear garden, creating a seamless indoor-outdoor connection perfect for summer evenings. The kitchen itself is a masterclass in style and functionality, complete with premium fittings, integrated appliances, and generous workspace.

Upstairs, the first floor presents three bedrooms, each thoughtfully styled and well-proportioned, along with a chic family bathroom featuring contemporary tiling and sleek fixtures. The second floor is entirely dedicated to a luxurious principal bedroom suite with Velux windows, built-in storage, and a high-end en suite shower room—ideal for privacy and tranquillity.

Homes of this calibre and character on York Street are a rare find. With Canton's vibrant scene of cafés, shops, and green spaces just moments away, and excellent transport links into Cardiff city centre, this is a home that effortlessly ticks all the boxes.



1497.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate. Storm porch.

Hallway

Enter via a double glazed composite door to the front elevation with window over. Coved ceiling. Tiled flooring. Radiator. Stairs rise up to the first floor. Understairs storage cupboard. Half rise feature wall panelling.

Living Room

13'6" max x 11'7" max

Double glazed bay sash window to the front elevation. Coved ceiling. Radiator. Chimney breast with inset. Stripped wooden flooring.

Sitting Room

10'4" max x 9'8" max

Coved ceiling. Radiator. Chimney breast with inset. Parquet style tiled flooring.

Kitchen/Diner

26'0" max x 15'3" max

Kitchen

Double glazed window to the side elevation. Double glazed crittal style French doors leading to the rear garden. Wall and base units with worktops over. Integrated one and half bowl sink and drainer with mixer tap. Integrated five ring gas hob. Integrated Oven. Integrated microwave oven. Integrated full length dishwasher. Integrated fridge freezer. Integrated wine cooler. Space for further appliances. Radiator. Tiled flooring. Extractor fan.

Dining Room

Double glazed window to the rear elevation. Tiled flooring.

Landing

Stairs rising up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Stairs rise up to the second floor. Half rise feature wall panelling. Radiator. Rear loft access hatch.

Bedroom Two

15'3" max x 14'2" max

Double glazed bay and half sash windows to the front elevation. Coved ceiling. Fitted wardrobes. Wooden

mantlepiece and stone hearth. Radiator. Parquet style vinyl flooring.

Bedroom Three

10'2" max x 9'1" max

Double glazed window to the rear elevation. Radiator.

Bedroom Four

9'11" max x 9'1" max

Double glazed window to the rear elevation. Radiator. Fitted storage cupboard.

Bathroom

14'5" max x 6'9" max

Two double glazed obscured sash windows to the side elevation. W/C and wash hand basin. Freestanding copper roll top bath with mixer tap. Walk-in shower with fitted shower and glass splashback screen. Part tiled walls. Two radiators. Half rise feature wall panelling. Tiled flooring. Extractor fan.

Second Floor Landing

Stairs rising up from the first floor landing. Wooden handrail and spindles. Dog-leg staircase. Double glazed window. Door leading to:

Bedroom One

13'3" max x 10'1" max

Double glazed window to the rear elevation. Radiator. Fitted wardrobes. Door leading to:

En Suite

Double glazed skylight window. W/C and wash hand basin. Shower quadrant with fitted shower and glass splashback screen. Fitted storage unit. Shaver point. Extractor fan. Tiled walls. Tiled flooring.

Garden

Enclosed rear garden. Pedestrian gate leading to the rear lane access. Paved patio. Stone chippings. Side return. Outside power sockets.

Additional Information

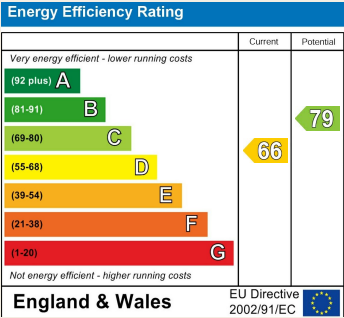
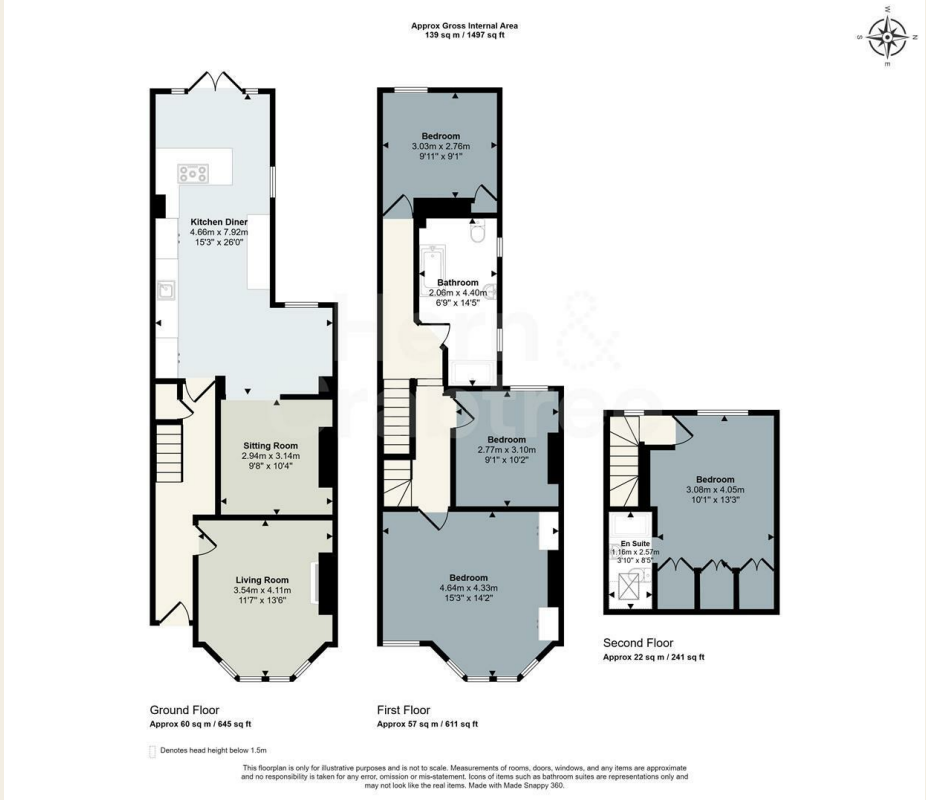
Freehold. Council Tax Band F (Cardiff). EPC rating D.

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