Carmarthen Street

CANTON, CF5 1QB

GUIDE PRICE £160,000

Hern & Crabtree



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Set on the first floor of Carmarthen Court, this two-bedroom apartment offers well-proportioned accommodation in a popular location. Requiring updating throughout, the property presents an excellent opportunity for a buyer to refurbish and personalise a home to their own taste.

The apartment is arranged around a central hallway with an excellent amount of built-in storage, a feature often missing from more modern developments. There are two bedrooms, a shower room, a separate kitchen and a comfortable reception room with windows to the front elevation allowing for plenty of natural light.

Canton remains one of the capital's most established residential areas, known for its mix of independent businesses, green spaces and convenient access to the city centre. Cowbridge Road East is within walking distance and offers a wide variety of shops, cafés, restaurants and everyday amenities, while Chapter Arts Centre continues to be a focal point for the local community. Victoria Park and Thompson's Park are also close by, providing attractive open spaces throughout the year.

Cardiff city centre is easily reached by foot, bicycle or public transport, and there are excellent road connections to the A48 and M4 for those travelling further afield.











Approx 622.00 sq ft

Council Tax Band: C

Entrance Hall
Entered via an internal fire door from the communal hallway. Loft access. Three large storage cupboards providing excellent practical storage. Radiator.

Lounge/Diner
Double glazed window to the front elevation. Two radiators. A bright reception room offering ample space for both seating and dining furniture.

Kitchen
Double glazed window to the rear elevation. Fitted with a range of base units beneath laminate work surfaces incorporating a stainless steel sink and drainer. Large storage cupboard.

Bedroom One
Double glazed window to the front elevation. Radiator. Well-proportioned double bedroom.

Bedroom Two
Double glazed window to the front elevation. Built-in wardrobe. Radiator.

Shower Room
Obscure double glazed window to the rear elevation. Walk-in shower enclosure with electric shower, collapsible chair, wet wall panelling and glass splashback screen. Wash hand basin and WC. Radiator.

Communal Areas
The property is accessed via a shared communal hallway and benefits from a convenient first floor position within Carmarthen Court.

Communal Gardens
Communal gardens surround the complex.

Additional Information
Council Tax Band C (Cardiff). EPC rating TBC.

Tenure
Leasehold. 125 years from 1988 with 87 years remaining. Annual ground rent £10. Annual service & maintenance charges £997.47. One off payment of £747.29 for a fire door installation.

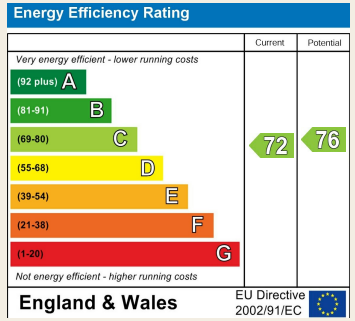
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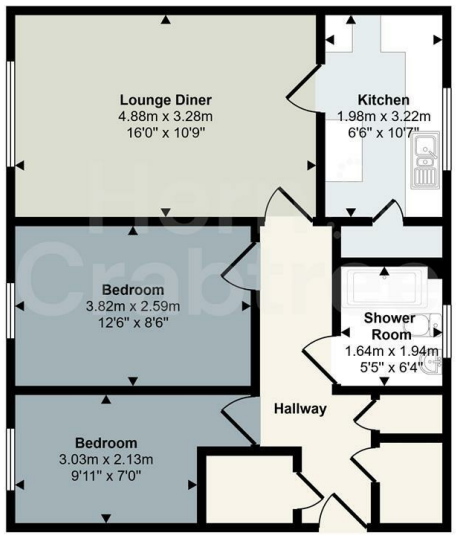
Good old-fashioned service with a modern way of thinking.







Approx Gross Internal Area
58 sq m / 622 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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