

# Loftus Street

CANTON, CARDIFF, CF5 1HL

GUIDE PRICE £269,950

**Hern &  
Crabtree**





# Loftus Street

This beautiful mid-terrace house enjoys a prime position on one of Cantons most sought-after streets, just a short walk from Victoria Park and Canton High Street. Offered with no onward chain, the property presents a fantastic opportunity for first-time buyers to step onto the ladder.

Inside, a welcoming entrance hall leads to a spacious living and dining area filled with natural light, flowing effortlessly into a fitted kitchen and a bathroom. Upstairs, two well-sized double bedrooms and access to a loft room via a pull down ladder.

Outside, the property benefits from a neatly maintained, low-maintenance rear garden, a perfect spot for relaxing or entertaining and access to a workshop/utility.

Located in the vibrant Canton neighbourhood, this home places you close to independent shops, trendy cafes, and a thriving food scene. With Victoria Park and the cultural offerings of Chapter Arts Centre nearby, there's always something to enjoy. Excellent transport connections and a mix of traditional and contemporary homes make this an ideal area for professionals, families, and creatives looking for a welcoming community close to Cardiff city centre.



**1157.00 sq ft**

### Entrance

Entered via a composite front door, coved ceiling, tiled floor.

### Living/Dining Room

Double glazed window to the front, radiator, open fireplace, built in shelves, herringbone flooring, archway to dining room which has stairs to the first floor with cupboard under stairs and double glazed window to the rear.

### Kitchen

Double glazed window to the wall and base units with worktop over, a four ring hob with electric oven and grill combi, ceramic sink with draining grooves.

### Lobby

Pvc double obscure glazed door out to the rear garden, storage cupboard housing the boiler, herringbone flooring.

### Bathroom

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, vertical radiator and under floor heating, coved ceiling, tiled walls and tiled floor.

### First Floor Landing

Access to loft via pull down ladder to a part converted loft with skylight to the rear.

### Bedroom One

Twin double glazed window to the front, radiator, coved ceiling, built in wardrobes.

### Bedroom Two

Double glazed window to the rear, radiator, built in wardrobes.

### Garden

Enclosed by wall, a low maintenance paved garden.

### Workshop

Workshop in the rear garden, single glazed window, double glazed door, worktop, sink and space and plumbing for washing machine and space for further appliance.

### Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is D.

### Disclaimer

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.

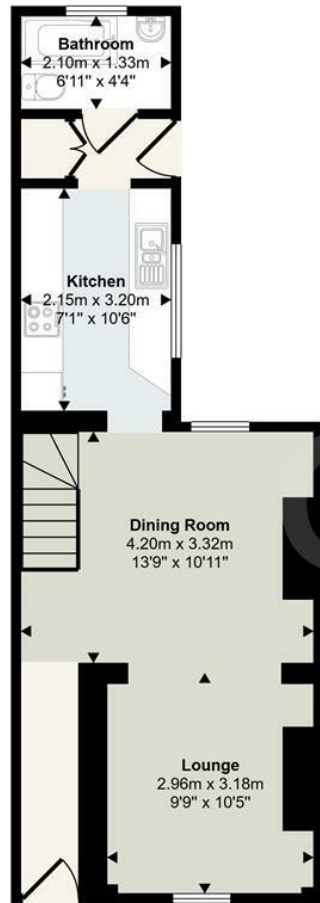






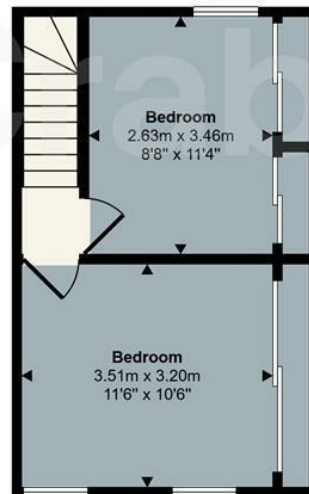
Approx Gross Internal Area  
107 sq m / 1157 sq ft

| 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                             | 71      | 80        |
| EU Directive 2002/91/EC                     |         |           |

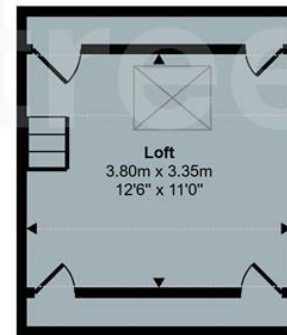


Ground Floor  
Approx 40 sq m / 434 sq ft

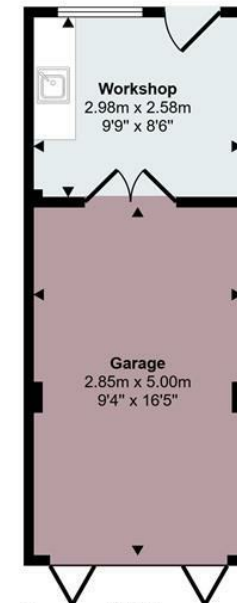
Denotes head height below 1.5m



First Floor  
Approx 28 sq m / 297 sq ft



Second Floor  
Approx 17 sq m / 182 sq ft



Garage / Utility  
Approx 23 sq m / 243 sq ft

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.

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





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