

# Nottingham Street

CANTON, CARDIFF, CF5 1JP

GUIDE PRICE £350,000

**Hern &  
Crabtree**



# Nottingham Street

Beautifully presented throughout, this attractive three-bedroom home is located on a quiet no-through road in the ever-popular area of Canton. Enhanced and lovingly maintained by the current owners, the property offers stylish, spacious accommodation that is ideal for families, first-time buyers, or those looking to move into a ready-to-enjoy home.

The accommodation briefly comprises an inviting entrance hall, a bright and spacious sitting/dining room, a separate reception room, and a contemporary fitted kitchen on the ground floor. Upstairs, there are three well-sized bedrooms and a modern family bathroom.

Outside, the property boasts a generous and beautifully kept rear garden, offering a private space for outdoor dining, entertaining, or simply enjoying the warmer months.

Nottingham Street is perfectly positioned within easy reach of the excellent amenities that Canton has to offer, including a wide selection of independent shops, cafés, restaurants, and leisure facilities. The nearby Victoria Park and Thompson's Park provides beautiful green open space, while excellent transport links ensure convenient access to Cardiff city centre and beyond.



**869.00 sq ft**

### Entrance Hall

Entered via a pvc front door with obscure glazed window to the front, radiator, stairs to the first floor with understairs storage, Canadian white oak parquet flooring.

### Living room

Double glazed bay window to the front, radiator, tiled fireplace, continuation of parquet flooring.

### Dining Room

Double glazed window to the rear, radiator, gas fireplace and tiled hearth housing an original Baxi Bermuda gas fire, which we have been told has been recently serviced and is very fuel efficient, shelving to alcoves, continuation of parquet flooring.

### Kitchen

Double glazed window and double glazed back door leads to garden, fitted with a range of recently installed wall and base units with worktop over, gas hob and integrated oven with folding door, two spaces for appliances, panel radiator, luxury vinyl flooring.

### First Floor Landing

Stairs rise up from the hallway with wooden handrail, access to loft space.

### Bedroom One

Double glazed bay window to the front with storage seating, radiator, built in wardrobes.

### Bedroom Two

Double glazed window to the rear, radiator, storage cupboard one housing a recently installed Bosch Worcester boiler, luxury vinyl flooring.

### Bedroom Three/Office

Double glazed window to the front, radiator.

### Bathroom

A recently installed bathroom with obscure double glazed window to the rear, bath with plumbed shower and further rain drop shower head attachment, vanity wash hand basin and w/c, radiator, laminate wall panelling, laminate flooring.

### Garden

Enclosed garden by brickwork and timber fencing, paved area, raised flower bed, wooden pedestrian gate to rear giving access to the lane, timber frame storage shed.

### W.C and Outhouse

Outside w.c. Outhouse with storage shelves.

### Front

A forecourt front.

### Tenure

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

### Additional Information

We have been advised by the vendor the following information:

Plastering throughout - most walls and all ceilings. (The only walls not plastered were the bedrooms.)

New Wren kitchen installed in July 2025

New Bosch Worcester boiler installed

September 2025 and situated in the upstairs bedroom, in the airing cupboard.

Newly installed bathroom October 2025,

New radiators throughout house.

### Parking Information

On street residential parking.

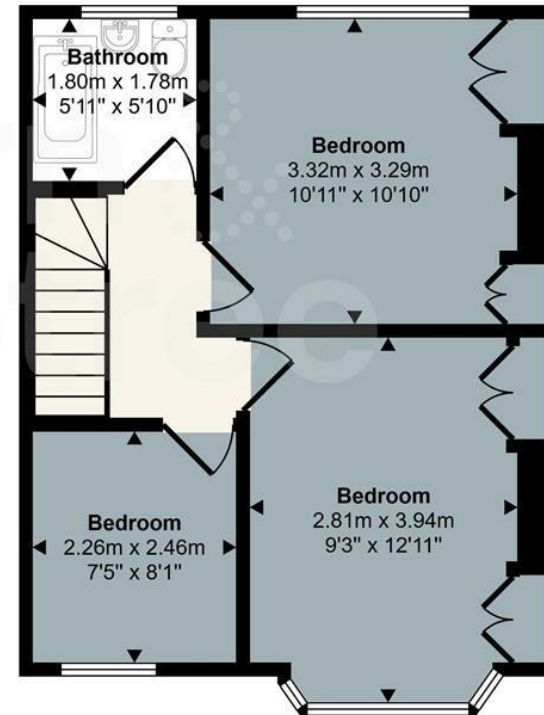




Approx Gross Internal Area  
81 sq m / 869 sq ft



Ground Floor  
Approx 41 sq m / 445 sq ft



First Floor  
Approx 39 sq m / 424 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.

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92-plus) <b>A</b>                          |           | <b>83</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>                            | <b>70</b> | <b>70</b>                  |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

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



# Hern & Crabtree

02920 555 198

llandaff@hern-crabtree.co.uk

hern-crabtree.co.uk

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



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