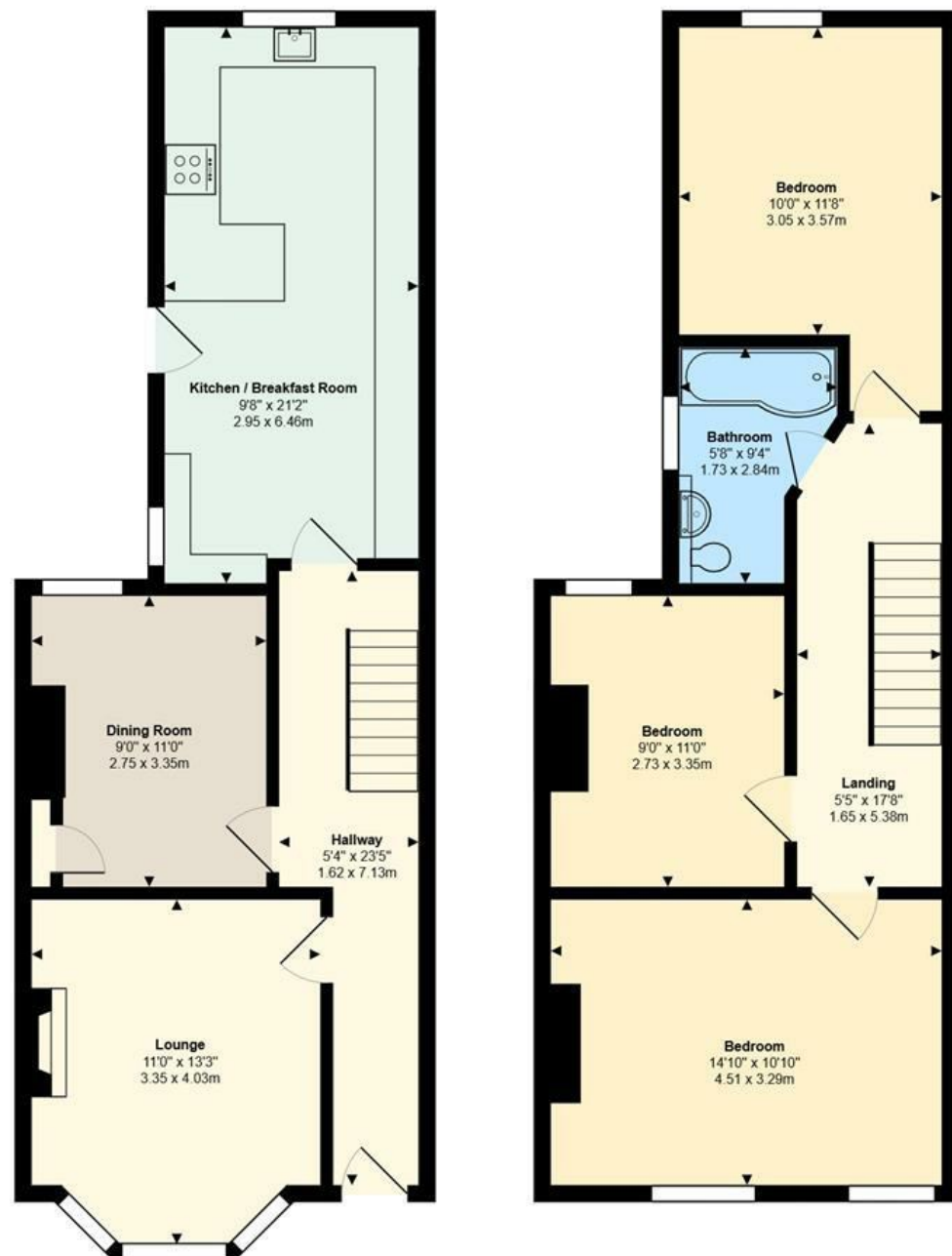


Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



ATLAS ROAD
CANTON





A much improved mid terrace family home with three double bedrooms and located in Canton and just a short walk away from the vibrant high street.

Comments by - Mr Julian Preston



ATLAS ROAD

CANTON, CF5 1PH - GUIDE PRICE - £310,000

 3 Bedroom(s)  1 Bathroom(s)  1108.00 sq ft

Located on Atlas Road in the vibrant area of Canton, Cardiff, this delightful Victorian mid-terrace house offers a perfect blend of character and modern living. Spanning an impressive 1,108 square feet, the property has been thoughtfully improved by its current owners, ensuring a warm and inviting atmosphere throughout. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the upgraded high-spec handmade kitchen, which boasts contemporary finishes and ample space for culinary creativity. This well-designed area seamlessly connects to the southerly facing rear garden, providing a lovely outdoor space to enjoy the sunshine and fresh air. The property features three well-proportioned bedrooms, making it an excellent choice for families or those seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring practicality for everyday living. With its prime location in Canton, residents can enjoy easy access to a variety of local amenities, including shops, cafes, and parks, all within a short stroll. This property not only offers a comfortable and stylish home but also the opportunity to immerse oneself in the vibrant community that Cardiff has to offer. In summary, this well-presented terraced house is a rare find, combining Victorian charm with modern upgrades, making it an ideal choice for those looking to settle in a lively and welcoming neighbourhood.

PROPERTY SPECIALIST

Mr Julian Preston
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Senior valuer





- Hallway**
- Lounge**
3.96m£0.61m x 3.38m (13'£2 x 11'1)
- Dining room**
3.35m x 2.74m (11' x 9')
- Kitchen/Breakfast room**
6.45m x 2.95m (21'2" x 9'8")
- Landing**
5.38m x 1.65m (17'8" x 5'5")
- Bedroom**
4.52m x 3.30m (14'10" x 10'10")
- Bedroom**
3.35m x 2.74m (11' x 9')
- Bedroom**
3.56m min x 3.05m (11'8" min x 10')
- Bathroom**
2.84m x 1.73m (9'4" x 5'8")

- Outside**
Forecourt with low wall and tiled path. South facing walled rear garden laid to patio with attractive planted borders. Raised wooden decking areas with pergola.
- Tenure**
We have been advised by our seller client that the property is Freehold. Your legal representative should confirm this.
- EPC**
Rated D
- Council Tax**
Band D
- School Catchment**
My English medium primary catchment area is Kitchener Primary School (year 2024-25)
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
My English medium secondary catchment area is Fitzalan High School (year 2024-25)
My Welsh medium primary catchment area is

- Ysgol Pwll Coch (year 2024-25)
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)
- Broadband & Phone**
Broadband speed up to 1800 Mbps and phone signal with Vodafone & O2 is likely.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



