

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PURBECK STREET
CANTON



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

HALLWAY

LOUNGE

3.99m into bay x 3.40m (13'1" into bay x 11'2")

DINING ROOM

3.35m x 2.82m (11' x 9'3")

KITCHEN/BREAKFAST

7.04m x 2.92m (23'1" x 9'7")

CLOAKROOM

1.22m x 1.12m (4' x 3'8")

LANDING

BEDROOM

4.32m x 3.96m; 0.91m (14'2" x 13;3")

BEDROOM

3.35m; 0.30m x 2.84m (11;1" x 9'4")

UTILITY ROOM

BATHROOM

2.95m x 2.03m (9'8" x 6'8")

BEDROOM

2.95m x 2.29m (9'8" x 7'6")

LOFT ROOM

13'8" x 10'8" to purlins

GARDEN

A westerly facing garden with copper slate patio an area laid with artificial grass. A range of plants, trees, vines and mature shrubs. Wooden gate giving lane access. Outside water tap.

EPC

Rated D

SCHOOL CATCHMENT

My English medium primary catchment area is Radnor 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 Gymraeg Treganna (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 Plasmawr (year 2024-25)

TENURE

We have been advised that the property is Freehold. Your legal representative should confirm this.

MOBILE & BROADBAND

Broadband speed of up to 1800 Mbps and phone signal is likely over the majority of major providers.

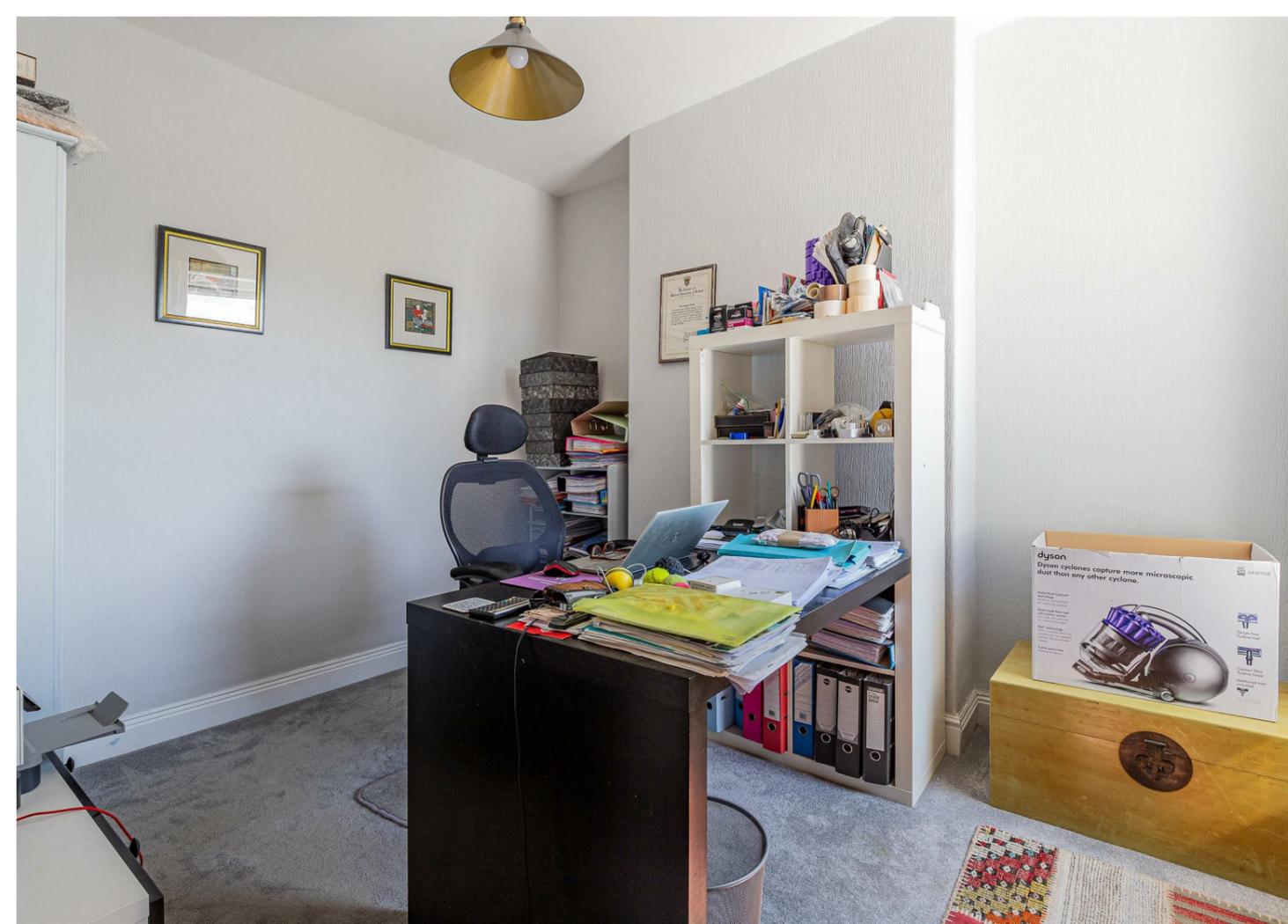
COUNCIL TAX

Band E

“
A desirable location and three good size bedrooms with a useable loft room. A stones throw to Thompsons park and a westerly facing garden. There is alot to like about this house and from what we are aware of has been meticulously maintained by the current seller
”

Comments by - Mr Julian Preston





PURBECK STREET

CANTON, CF5 1FR - £530,000

 3 bedrooms  1 bathroom(s)  1227.00 sq ft

Located just a stone's throw from Thompsons Park is this house on Purbeck Street, a well-presented mid-terrace family home offering a delightful blend of comfort and convenience. Spanning an impressive 1,227 square feet, the property features two inviting reception rooms, perfect for both relaxation and entertaining. The home boasts three spacious bedrooms, along with a versatile loft room that can serve as an additional music room, study, or playroom, catering to the needs of a growing family. The lounge is a welcoming space, ideal for unwinding after a long day, while the westerly facing rear garden provides a lovely outdoor retreat, perfect for enjoying the afternoon sun. The garden offers space for children to play or for hosting summer barbecues with friends and family. Situated in an excellent location, just a very short stroll away from the picturesque Thompson's Park, where you can enjoy leisurely walks, picnics, and various outdoor activities. The surrounding area is well-served by local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This terraced house presents a wonderful opportunity to create lasting memories in a vibrant community. With its appealing features and prime location, it is a must-see for anyone seeking a comfortable family home in Cardiff.

PROPERTY SPECIALIST

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 Senior valuer

