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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Wyndham Crescent*

CANTON

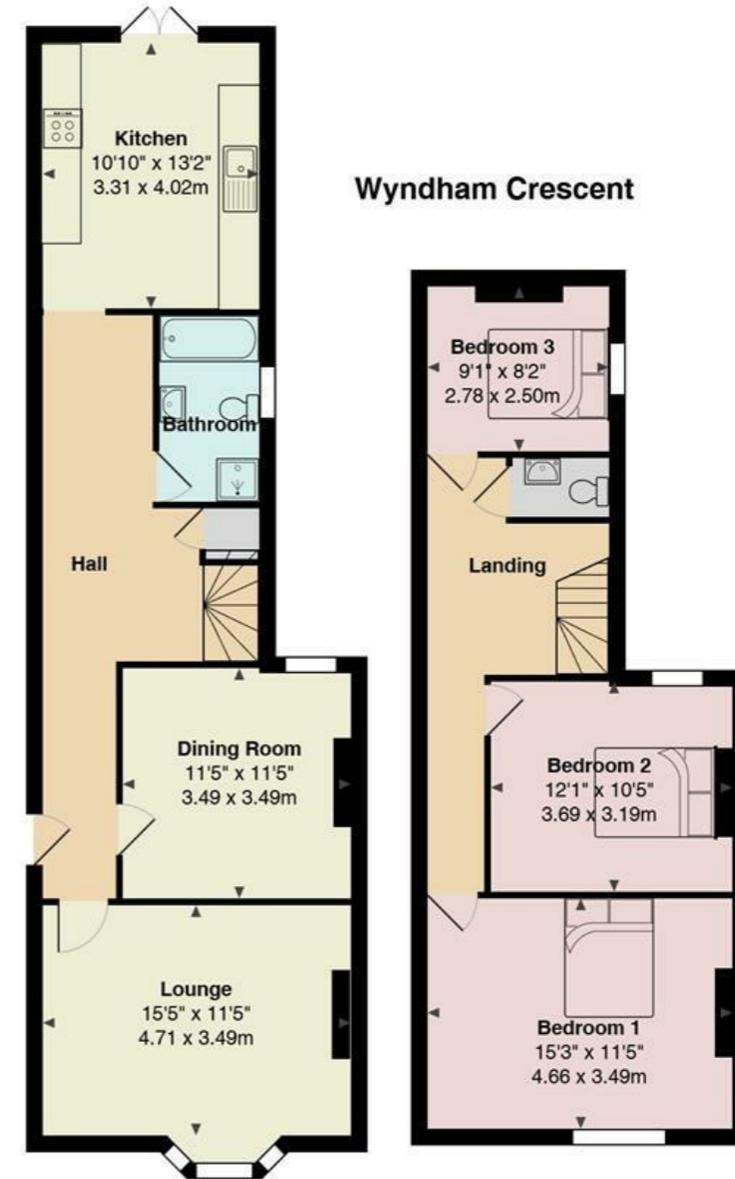


Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

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Total Area: 1212 ft<sup>2</sup> ... 112.6 m<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner



# Wyndham Crescent

*Canton, Cardiff, CF11 9EE*

Guide Price

**£360,000**



3 Bedroom(s)



1 Bathroom(s)



1212.00 sq ft



Contact our

***Pontcanna Branch***

02920 499680



Jeffrey Ross are delighted to present this beautifully refurbished three-bedroom property, ideally situated in a prime and highly sought-after location. Positioned just a short stroll from the vibrant heart of Pontcanna, the property benefits from immediate access to an array of popular bars, independent restaurants, and boutique shops, while also being within easy walking distance of Cowbridge Road East and the City Centre.

The accommodation is generously proportioned and thoughtfully arranged, offering both style and practicality throughout. Upon entering, you are welcomed by a spacious and light-filled lounge, enhanced by an attractive bay-fronted window that adds character and charm to the room. This leads through to a separate dining room.

To the rear of the property, there is a modern, fully fitted kitchen featuring contemporary units and ample workspace, with direct access out onto an exceptionally large, beautifully landscaped garden. This outdoor space is a standout feature of the home.

Completing the ground floor is a well-appointed bathroom, fitted with both a bath and a walk-in shower, providing flexibility for modern living.

Upstairs, the first floor offers three well-proportioned bedrooms, including two good-sized doubles and an impressive master bedroom to the front, complete with a bay-fronted window that mirrors the elegance of the living space below.

The property has been modernised throughout to an excellent standard, combining tasteful finishes with practical design, making it an ideal home for a range of buyers or tenants seeking both comfort and convenience in a prime location.



Hallway	EPC
Lounge 15'5 x 11'5 (4.70m x 3.48m)	Tenure
Dining Room 11'5 x 11'5 (3.48m x 3.48m)	Freehold. This is to be confirmed by your legal representative.
Bathroom	
Kitchen 10'10 x 13'2 (3.30m x 4.01m)	
Landing	
Bedroom 1 15'3 x 11'5 (4.65m x 3.48m)	
Bedroom 2 12'1 x 10'5 (3.68m x 3.18m)	
WC	
Bedroom 3 9'1 x 8'2 (2.77m x 2.49m)	
Garden	
Council tax	
BANDE	





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

