

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



OVINGTON TERRACE  
CANTON





**HALLWAY**  
1.98m x 5.23m (6'6 x 17'2)

**LOUNGE**  
4.11m x 4.90m (13'6 x 16'1)

**RECEPTION ROOM**  
3.15m x 4.45m (10'4 x 14'7)

**KITCHEN DINER**  
3.07m x 8.43m (10'1 x 27'8)

**LANDING**

**BEDROOM 1**  
3.96m x 4.93m (13 x 16'2)

**BEDROOM 2 / STUDY**  
2.36m x 2.01m (7'9 x 6'7)

**BEDROOM 3**  
3.05m x 4.19m (10 x 13'9)

**BATHROOM**  
3.05m x 4.19m (10 x 13'9)

**WC**

**BEDROOM 4**  
3.10m x 3.48m (10'2 x 11'5)

**COUNCIL TAX**  
Band F

**EPC**  
BAND E

**TENURE**  
We are advised that this property is Freehold. This is to be confirmed by your legal representative.

**SCHOOL CATCHMENT**  
My English medium primary catchment area is Radnor Primary School (year 2024-25)

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)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)










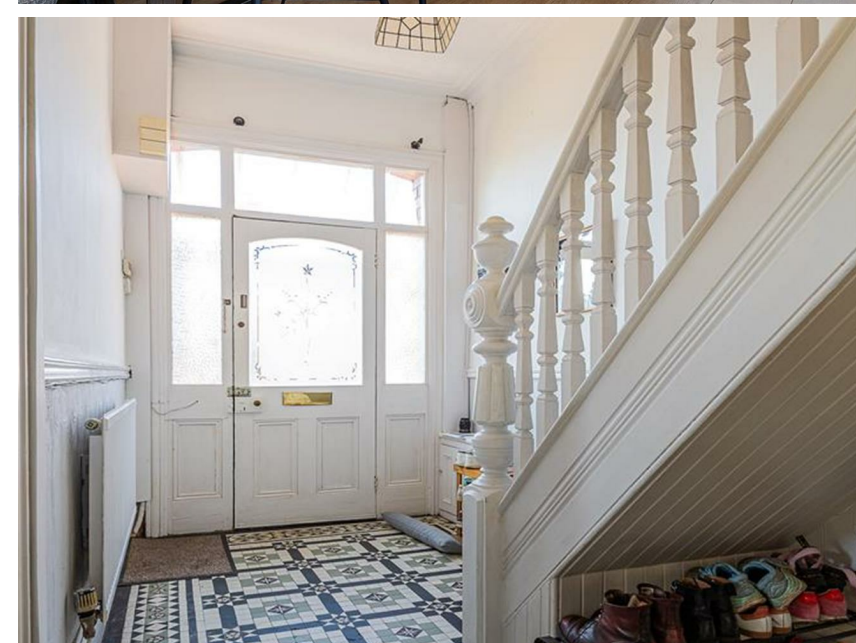
## OVINGTON TERRACE

CANTON, CF5 1GF - £645,000

 4 Bedroom(s)  1 Bathroom(s)  1465.00 sq ft

Nestled on the charming Ovington Terrace in Canton, Cardiff, this delightful house offers a perfect blend of original features and modern living. With four generously sized bedrooms, this property is ideal for families or those seeking extra space. With two spacious reception rooms, an inviting open plan kitchen diner, that leads on to a welcoming garden, this property offers ample space & unique character.

The house boasts a prime location, placing you within easy reach of local amenities, parks, excellent transport links, and popular schools, making it a convenient choice for both work and leisure. The original features throughout the property add character and charm, creating a warm and welcoming atmosphere.



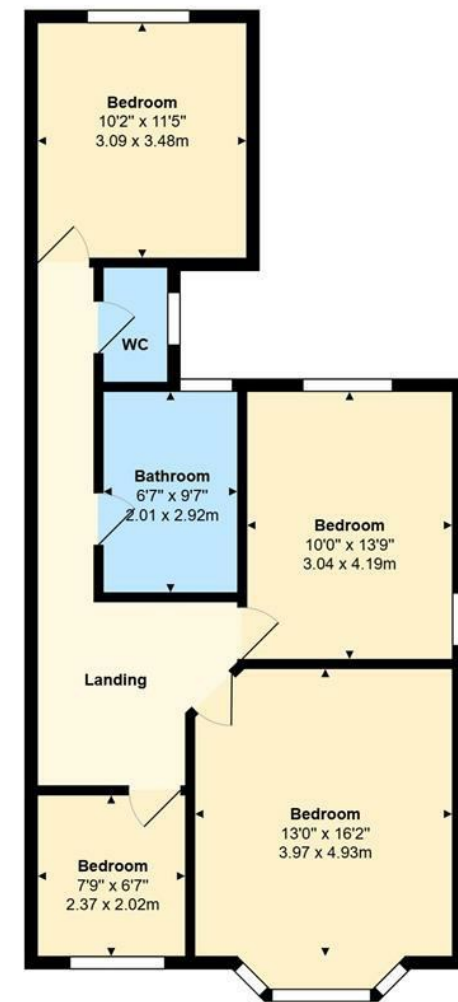
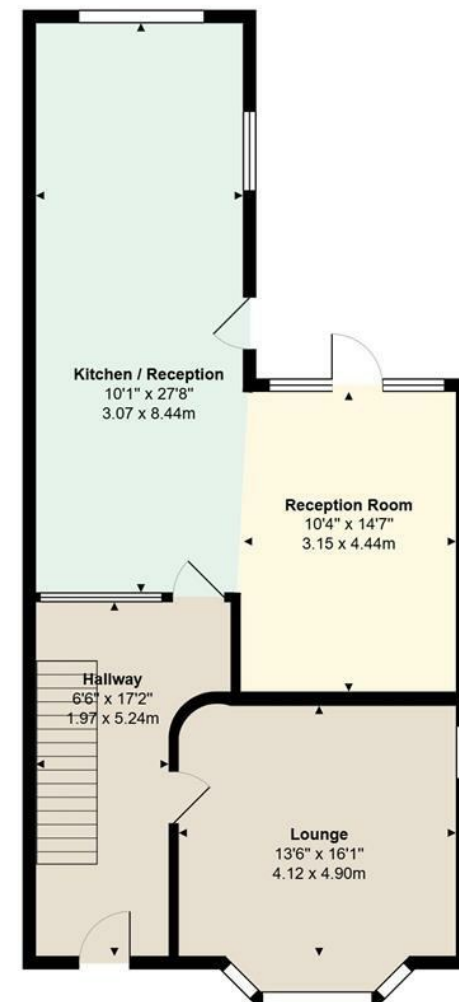
### PROPERTY SPECIALIST

Mrs Ruby Ledley  
ruby@jeffreygross.co.uk  
02920499680  
Valuer





Ovington Terrace, Canton, Cardiff



Total Area: 1465 ft² ... 136.1 m²  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	