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*Grosvenor Street*

CANTON

CARDIFF

VALE

CAERPHILLY

BRISTOL



Comments by Mrs Ruby Ledley



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

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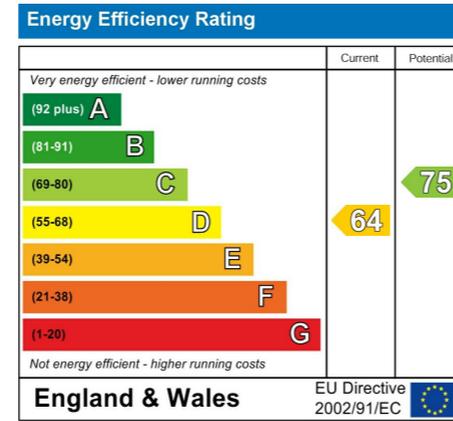


Comments by the Homeowner



Total Area: 103.5 m<sup>2</sup> ... 1114 ft<sup>2</sup>

All measurements are approximate and for display purposes only

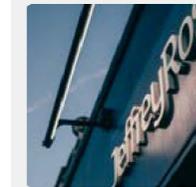


# Grosvenor Street

Canton, Cardiff, CF5 1NJ

Offers In Excess Of  
**£350,000**

4 Bedroom(s) 1 Bathroom(s) 1114.00 sq ft



Contact our  
**Pontcanna Branch**  
02920 499680

Jeffrey Ross welcome to the market this delightful house that offers a perfect blend of comfort and style. With two spacious reception rooms, this property is ideal for families and those seeking extra space. The well-proportioned layout provides ample space for relaxation and socialising, making it a wonderful home for families or professionals alike.

The house boasts four generously sized bedrooms, ensuring that there is plenty of room for everyone. Each bedroom is filled with natural light, creating a warm and inviting atmosphere. The kitchen has recently been renovated to a high specification. The single bathroom is conveniently located, catering to the needs of the household with ease. To the rear of the property is a lawned garden and garage, with lane access.

Canton is a vibrant and sought-after area, known for its lively community and excellent amenities. Residents can enjoy a variety of local shops, cafes, and parks, all within easy reach. The property is also well-connected to Cardiff city centre, making it an ideal location for those who wish to enjoy the best of both worlds – the tranquillity of suburban living and the excitement of city life.

This house on Grosvenor Street presents a fantastic opportunity for anyone looking to settle in a welcoming neighbourhood. With its spacious rooms and prime location.



Porch

Hallway

Lounge 10'5 x 13 (3.18m x 3.96m)

Dining Room 10'5 x 11'9 (3.18m x 3.58m)

Kitchen 8'3 x 17'1 (2.51m x 5.21m)

Landing

Bedroom 1 10'5 x 13 (3.18m x 3.96m)

Bedroom 2 10'5 x 11'9 (3.18m x 3.58m)

Bedroom 3 6'11 x 8'1 (2.11m x 2.46m)

Bathroom

Bedroom 4 10'2 x 11'8 (3.10m x 3.56m)

## School Catchment

My English medium primary catchment area is Lansdowne Primary School

My English medium secondary catchment area is Fitzalan High School

My Welsh medium primary catchment area is Ysgol Gymraeg Treganna

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr

## EPC

RATING - TBC

## Tenure

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

## Council Tax

BAND D



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