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CARDIFF

VALE

CAERPHELLY

BRISTOL

Theobald Road

CANTON

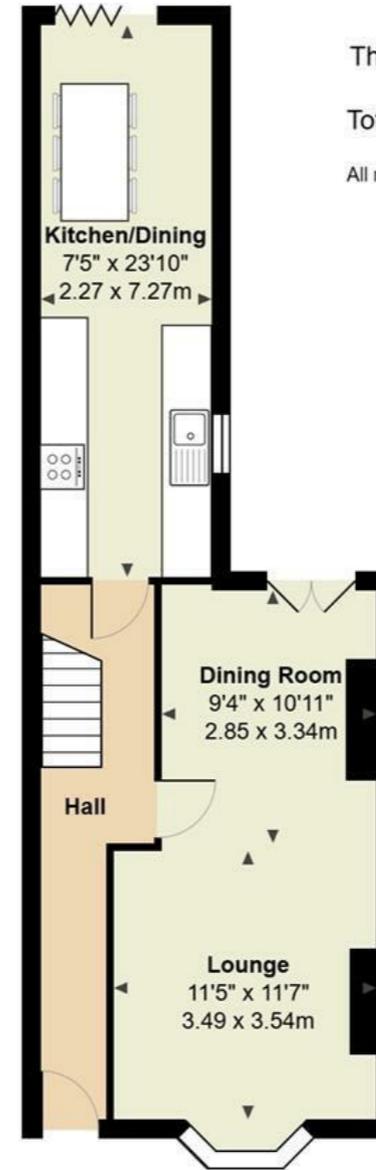


Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
 Valuer

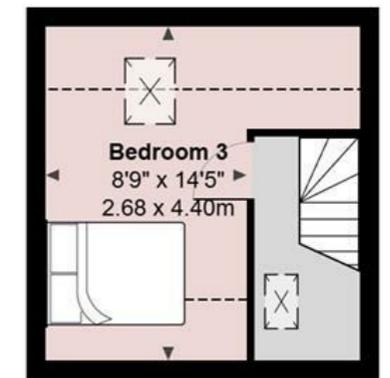
ruby@jeffreygross.co.uk



Theobald Road, CF5

Total Area: 1132 ft? ... 105.1 m?

All measurements are approximate and for display purposes only



A traditional family home that has been renovated to create a stylish and classic property in the heart of Canton.

Comments by the Homeowner





Theobald Road

Canton, Cardiff, CF5 1LR

Offers In Excess Of

£360,000



3 Bedroom(s)



1 Bathroom(s)



1132.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Located on Theobald Road in the heart of Canton, Cardiff, this beautifully presented home perfectly combines timeless character with contemporary style. Offering a generous 1,132 square feet of living space, the property features a spacious reception room—ideal for relaxing or entertaining. A recently renovated kitchen diner, three double bedrooms, WC & Family bathroom.

Inside, the home has been thoughtfully updated, boasting a stylish and inviting interior that balances modern comforts with original charm. With three well-sized bedrooms, it's well-suited for families, professionals, or anyone in need of a home office or guest space. The modern bathroom is fitted with sleek, high-quality fixtures, adding to the overall comfort and practicality of the home.

Classic architectural details throughout give the property a distinct charm that's increasingly hard to find, especially in such a popular location. Canton is renowned for its vibrant community, with an abundance of local shops, cafes, and green spaces just a short walk away.

Whether you're a first-time buyer or looking for a forever family home, this property offers an exceptional opportunity to enjoy stylish living in one of Cardiff's most sought-after neighbourhoods.





Hallway

Entered via part glazed a wood door. Tiled flooring, radiator. Doors to living rooms and kitchen breakfast room.

Living room 11'2" x 13'5" (3.42 x 4.11)

Dining Area 9'4" x 10'9" (2.86 x 3.3)

Kitchen Breakfast 23'9" x 7'7" (7.262 x 2.33)

Landing

WC

Bathroom 8'6" x 10'2" max (2.6 x 3.1 max)

Bedroom One 14'9" x 11'1" (4.5 x 3.4)

Bedroom Two 10'9" x 9'2" (3.3 x 2.8)

Stairs to second floor

Bedroom Three 14'5" max 14'9" max (4.4 max 4.5 max)

Outside

Front forecourted garden.

West facing rear garden mainly laid to lawn with patio area. Walled boundaries to all sides.

Tenure

Freehold- To be confirmed by your legal advisor

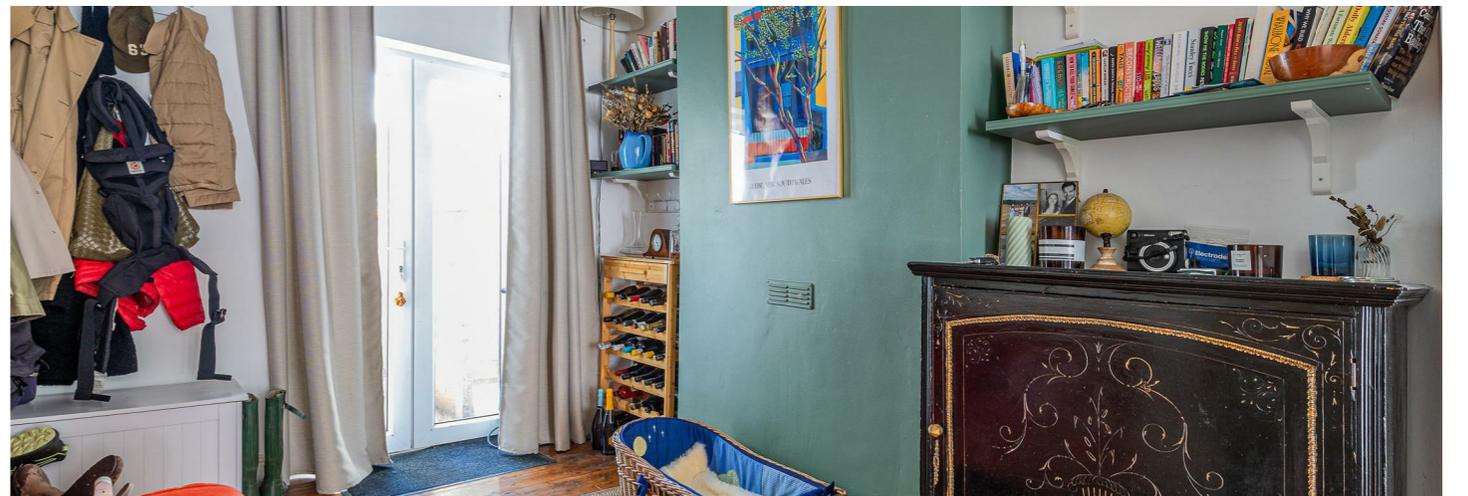
Council Tax

Band E

School catchments

Lansdowne Primary School
Fitzalan High School

Ysgol Gymraeg Treganna
Ysgol Gyfun Gymraeg Plasmawr





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

