

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



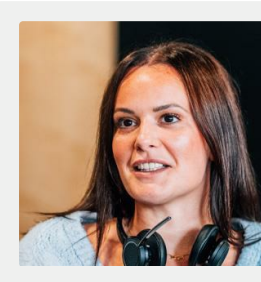
Welby Road

CANTON



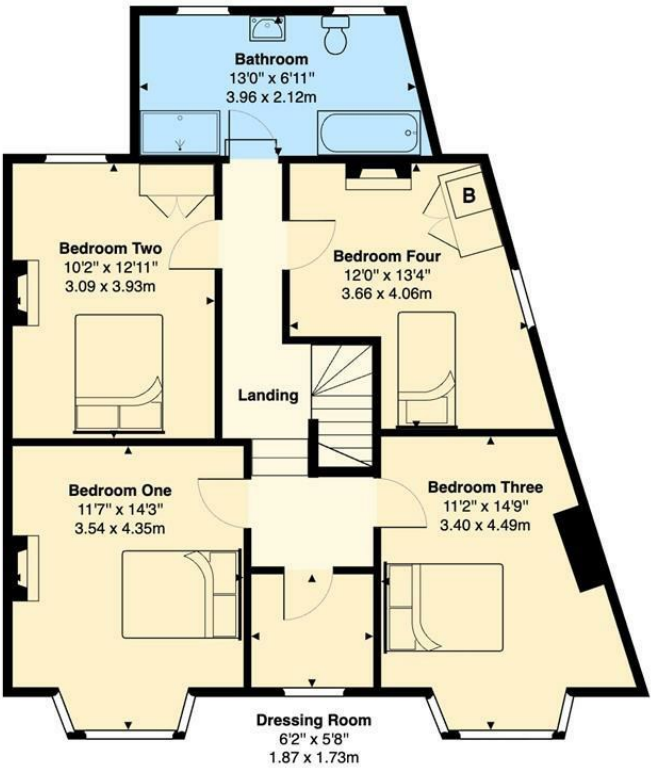
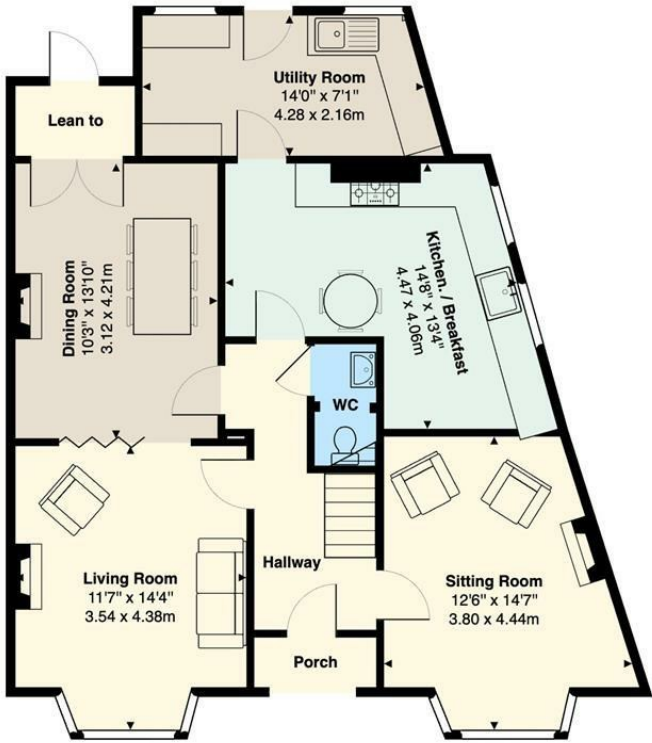
Fantastic opportunity to accuire a double fronted Victorian home that has been lovingly retsored. A rare find in the popular area of Canton.

Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

ruby@jeffreygross.co.uk



Welby Road, Canton, CF5 1PA

Total Area: 1724 ft² ... 160.1 m²

All measurements are approximate and for display purposes only



We fell in love with the charm and potential the property had when we first walked in. We wanted to maintain and restore all of the traditonal elements whilst adding the modern touches to the kitchen and bathroom.

Comments by the Homeowner





Welby Road

Canton, Cardiff, CF5 1PA

Guide Price

£499,950



4 Bedroom(s)



1 Bathroom(s)



1724.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Situated on the charming Welby Road in the vibrant area of Canton, Cardiff, this double-fronted house presents a rare opportunity to acquire a property brimming with traditional features. Spanning an impressive 1,724 square feet, this home offers ample space for families or those looking for more space.

You are greeted by three inviting reception rooms, each exuding character and warmth. The layout is thoughtfully designed to provide a seamless flow between the living spaces, ensuring comfort and functionality.

One of the standout features of this home is the delightful Chalk House kitchen, which serves as the heart of the home.

The property boasts four well-proportioned bedrooms.

With its traditional features and spacious layout, this property is a true gem in the market. Its prime location in Canton means you are just a stone's throw away from local amenities, parks, and excellent transport links, making it an ideal choice for those seeking both comfort and convenience.

In summary, this house on Welby Road is a unique find, offering a blend of character, space, and a desirable location. It is a perfect opportunity for anyone looking to make a house their home in one of Cardiff's most sought-after areas.

CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk



Entrance Porch 2'6" x 6'4" (0.77m x 1.95)	Bedroom One 11'7" x 14'3" (3.54m x 4.35m)	EPC TBC
Entrance Hallway 14'4" x 6'1" (4.38m x 1.86m)	Dressing Room 5'0" x 6'4" (1.54m x 1.94m)	Parking Permit and street parking to the front and adjacent roads.
Downstairs WC 3'1" x 6'0" (0.95m x 1.84m)	Bedroom Two 10'1" x 12'10" (3.09m x 3.93m)	
Sitting Room 12'5" x 14'6" widest points (3.80m x 4.44m widest points) Feature log burner and stained glass windows.	Bedroom Three 11'1" x 14'8" widest point (3.40m x 4.49m widest point)	
Living room 11'7" x 14'4" (3.54m x 4.38m) Open plan onto the dining room that can be seperated by orignal folding doors.	Bedroom Four 12'0" x 13'3" widest points (3.66m x 4.06m widest points)	
Dining Room 10'2" x 13'9" (3.12m x 4.21m)	Bathroom 12'11" x 6'11" (3.96m x 2.12)	
Kitchen Breakfast Room 14'7" x 13'3" (4.47m x 4.06m) Chalk House kitchena dn utility room.	Garden South east facing garden with gated lane access to the rear	
Lean to 3'5" x 6'0" (1.06m x 1.85m)	Tenure We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.	
Utility 7'1" x 14'0" (2.16m x 4.28m)	Council Tax Band - F	
To the first floor		









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

