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CARDIFF

VALE

CAERPHILLY

BRISTOL

Egerton Street

CANTON



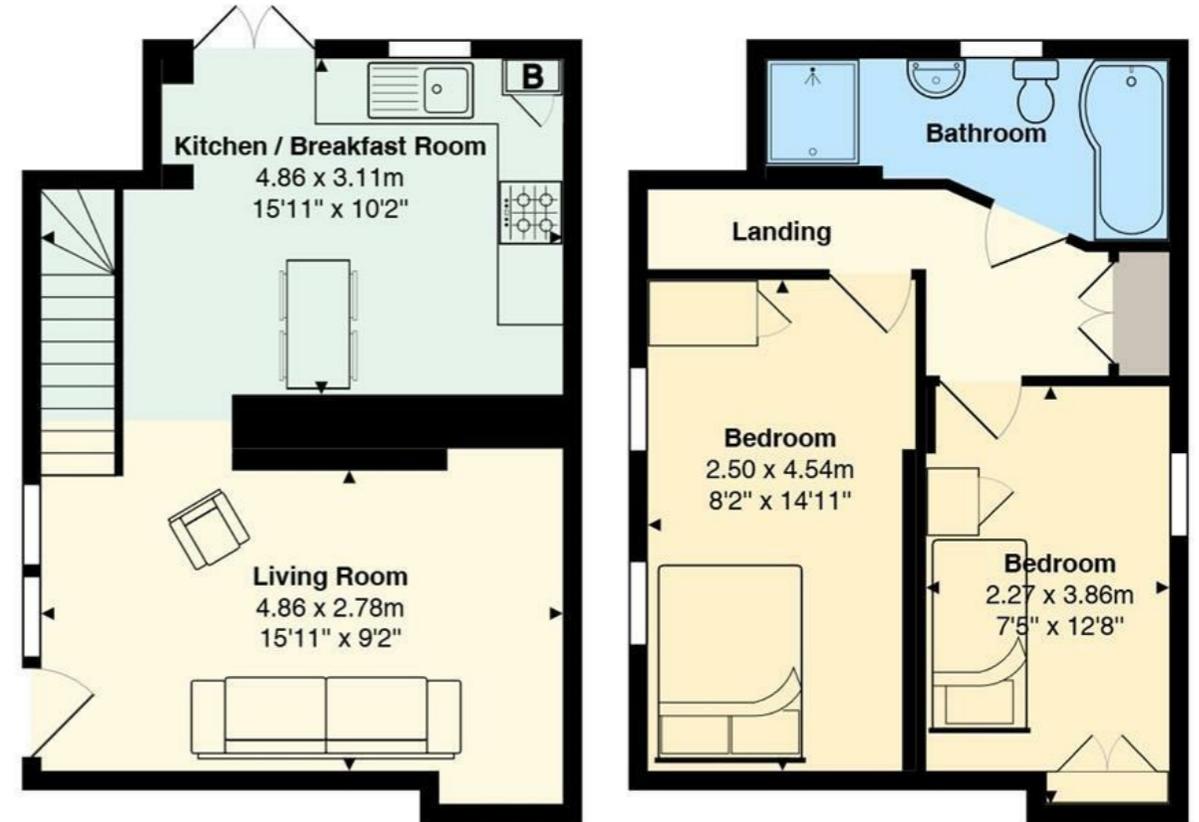
A gorgeous home, that is well presented throughout. A perfect purchase for a first time buyer, in the very popular Canton area.

Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
 Valuer
 ruby@jeffreygross.co.uk

Egerton Street



Total Area: 62.1 m² ... 668 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner





Egerton Street

Canton, CF5 1RG

Offers In Excess Of

£275,000



2 Bedroom(s)



1 Bathroom(s)



668.00 sq ft



Contact our
Pontcanna Branch

02920 499680

A beautifully presented two-bedroom home set within a vibrant and highly sought-after neighbourhood, perfectly positioned within excellent school catchment area.

This charming property offers a bright and welcoming living space, thoughtfully designed to maximise comfort and practicality. The well-proportioned reception room provides an ideal setting for both relaxing and entertaining, while the modern kitchen is stylishly finished with ample storage and workspace.

Upstairs, two generously sized bedrooms offer peaceful retreats, along with the family bathroom.

To the rear, a private garden provides a wonderful outdoor sanctuary.

Located close to local amenities, parks, cafés, and excellent transport links, this delightful home combines convenience with community living, making it ideal for first-time buyers, young families, or those looking to downsize without compromise.



Living Room 15'11 x 9'2 (4.85m x 2.79m)

My English medium primary catchment area is Radnor Primary School

Kitchen Diner 15'11 x 10'2 (4.85m x 3.10m)

My English medium secondary catchment area is Fitzalan High School

Landing

My Welsh medium primary catchment area is Ysgol Gymraeg Treganna

Bedroom 1 8'2 x 14'11 (2.49m x 4.55m)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr

Bedroom 2 7'5 x 12'8 (2.26m x 3.86m)

Bathroom

Garden

EPC

D RATING

Council Tax

Band C

Tenure

Freehold. This is to be confirmed by your legal representative.

School Catchment

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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	

