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CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Mr Julian Preston

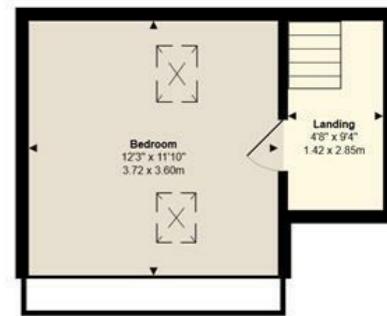
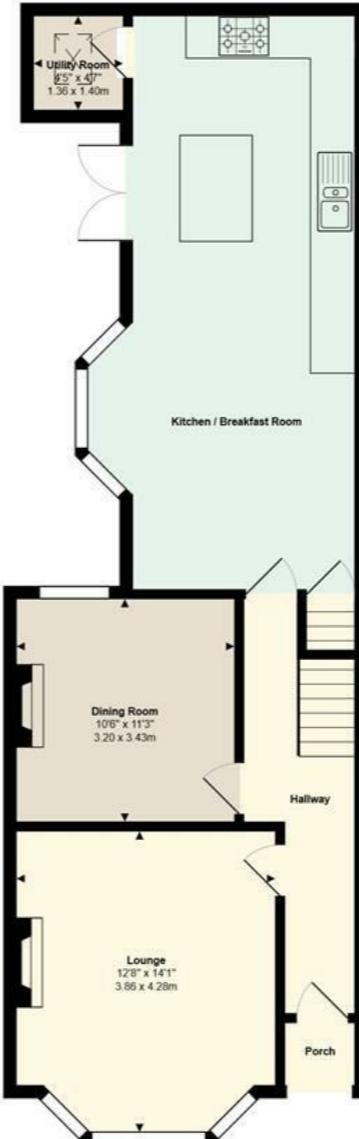


**Property Specialist**  
Mr Julian Preston  
Senior valuer

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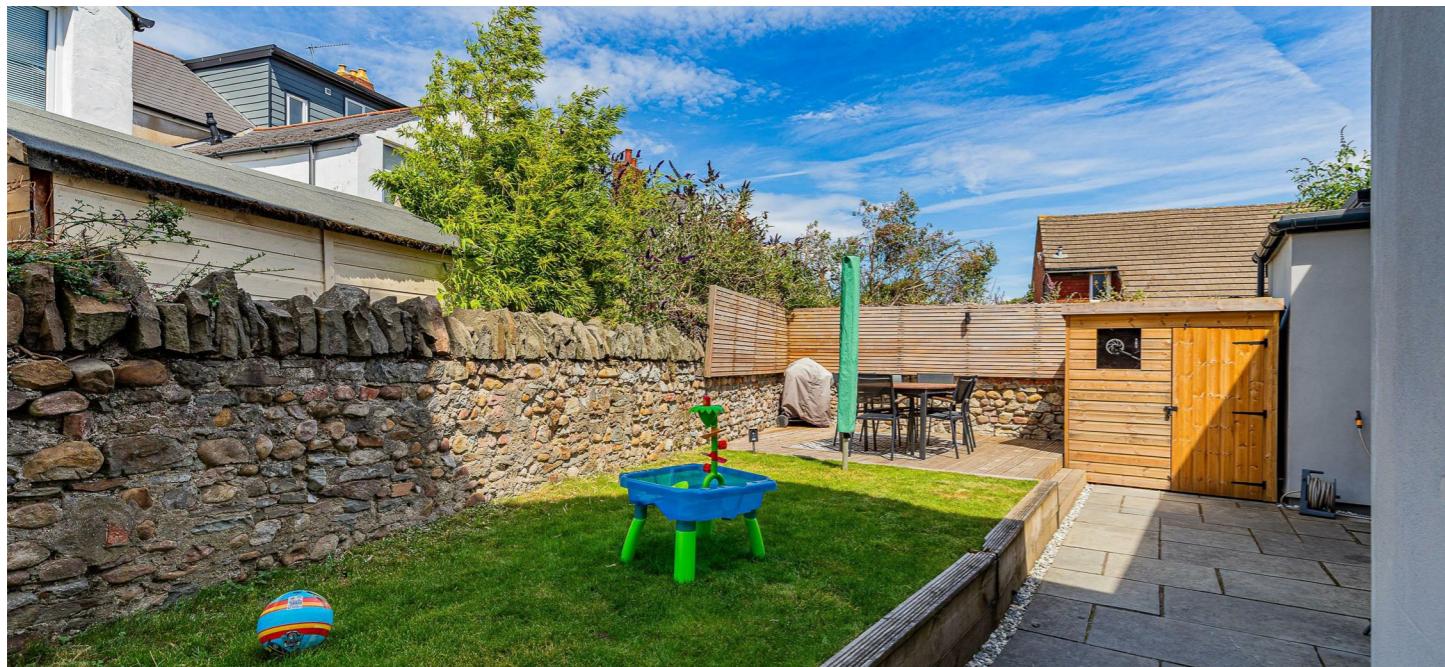
*This property is not just a house; it is a home that combines the charm of its Victorian roots with the conveniences of contemporary living. With its prime location in Cardiff, it is an opportunity not to be missed. Come and experience the perfect blend of style, comfort, and practicality in this exquisite home.*

Comments by the Homeowner



Total Area: 1649 ft<sup>2</sup> ... 153.2 m<sup>2</sup>

All measurements are approximate and for display purposes only



# Atlas Place

Canton, Cardiff, CF5 1PG

Offers In Excess Of

**£515,000**



4 Bedroom(s)



1 Bathroom(s)



1649.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

This splendid Victorian end-of-terrace house located on a cul de sac in Canton offers a perfect blend of traditional elegance and modern comfort. Boasting four spacious bedrooms, this refurbished property has been meticulously upgraded to an exceptionally high standard, ensuring a delightful living experience for its future occupants. As you step inside, you are greeted by a welcoming lounge that exudes warmth and character, ideal for relaxing or entertaining guests. The adjoining dining room provides a perfect setting for family meals and gatherings, creating a harmonious flow throughout the ground floor. One of the standout features of this home is the good-sized garden, which offers a private outdoor space for leisure and recreation. Whether you envision summer barbecues or a tranquil spot for morning coffee, this garden is sure to impress. The well-appointed bathroom is a true highlight, featuring a luxurious five piece suite as well as underfloor heating that adds a touch of indulgence to your daily routine. This property is not just a house; it is a home that combines the charm of its Victorian roots with the conveniences of contemporary living. With its prime location in Cardiff, it is an opportunity not to be missed. Come and experience the perfect blend of style, comfort, and practicality in this exquisite home.



#### EPC

Rated D

#### Tenure

We have been advised by our seller that the property is Freehold.  
Your legal representative should confirm this.

#### Council Tax

Band E

#### Mobile & Broadband

Up to 1800 Mbps and phone signal is good.

#### School Catchment

My English medium primary catchment area is  
Kitchener 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 Pwll Coch (year 2024-25)

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

#### Construction

Traditional Brick

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

