JeffreyRoss

STYLISH SALES & LETTINGS

CARDIFF'S HOME FOR

ATLAS ROAD

CANTON
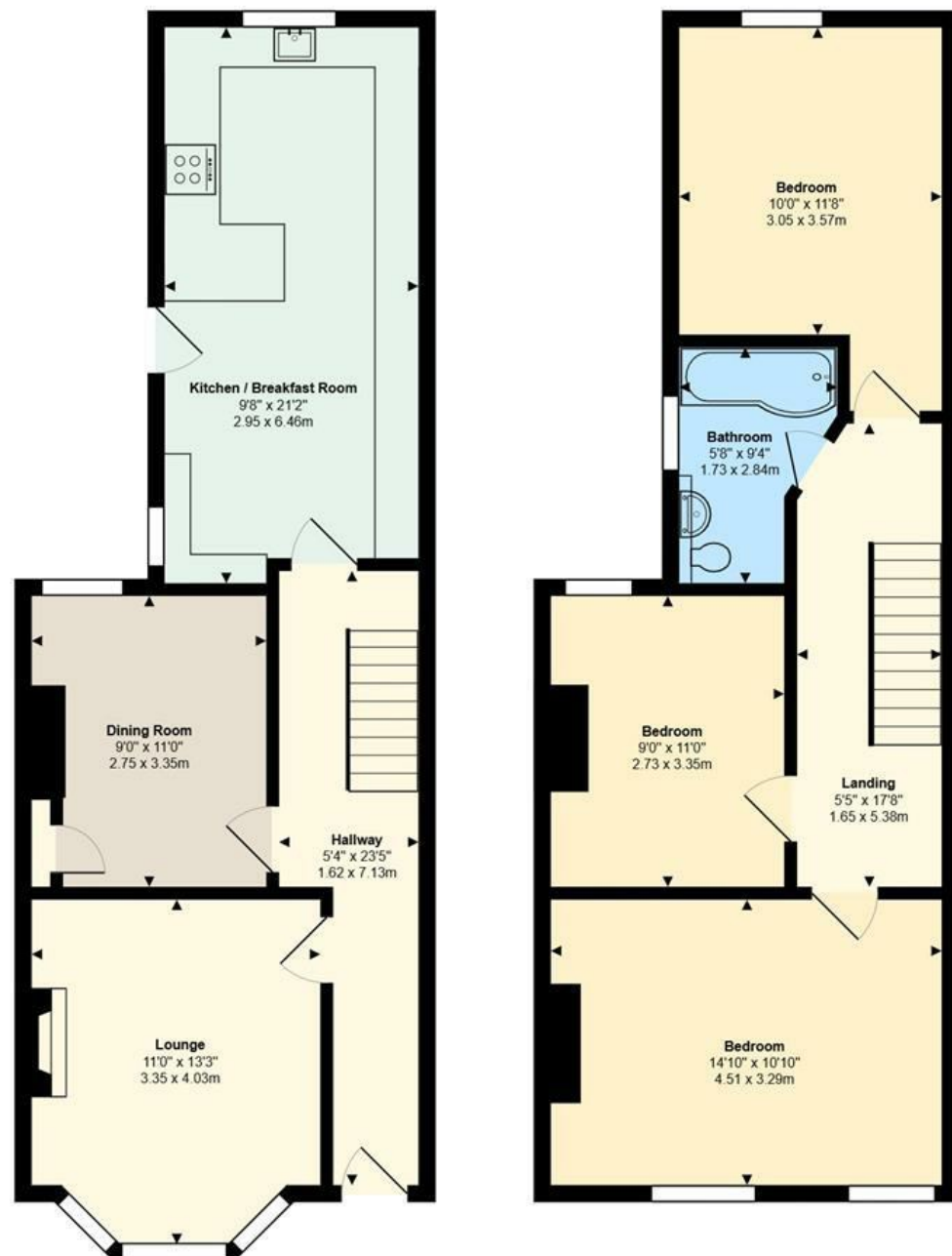
Kitchen / Breakfast Room
9'8" x 21'2"
2.95 x 6.46m

Bedroom
10'0" x 11'8"
3.05 x 3.57m

Bathroom
5'8" x 9'4"
1.73 x 2.84m

Dining Room
9'0" x 11'0"
2.75 x 3.35m

Bedroom
9'0" x 11'0"
2.73 x 3.35m

Hallway
5'4" x 23'5"
1.62 x 7.13m

Landing
5'5" x 17'8"
1.65 x 5.38m

Lounge
11'0" x 13'3"
3.35 x 4.03m

Bedroom
14'10" x 10'10"
4.51 x 3.29m

ATLAS ROAD

CANTON, CF5 1PH - ASKING PRICE - £340,000

3 Bedroom(s)　　1 Bathroom(s)　　1108.00 sq ft

Located on Atlas Road in the vibrant area of Canton, Cardiff, this delightful Victorian mid-terrace house offers a perfect blend of character and modern living. Spanning an impressive 1,108 square feet, the property has been thoughtfully improved by its current owners, ensuring a warm and inviting atmosphere throughout. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the upgraded high-spec handmade kitchen, which boasts contemporary finishes and ample space for culinary creativity. This well-designed area seamlessly connects to the southerly facing rear garden, providing a lovely outdoor space to enjoy the sunshine and fresh air. The property features three well-proportioned bedrooms, making it an excellent choice for families or those seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring practicality for everyday living. With its prime location in Canton, residents can enjoy easy access to a variety of local amenities, including shops, cafes, and parks, all within a short stroll. This property not only offers a comfortable and stylish home but also the opportunity to immerse oneself in the vibrant community that Cardiff has to offer. In summary, this well-presented terraced house is a rare find, combining Victorian charm with modern upgrades, making it an ideal choice for those looking to settle in a lively and welcoming neighbourhood.

PROPERTY SPECIALIST

Mr Julian Preston
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Senior valuer

Hallway

Lounge
3.96m£0.61m x 3.38m (13'£2 x 11'1)

Dining room
3.35m x 2.74m (11' x 9')

Kitchen/Breakfast room
6.45m x 2.95m (21'2" x 9'8")

Landing
5.38m x 1.65m (17'8" x 5'5")

Bedroom
4.52m x 3.30m (14'10" x 10'10")

Bedroom
3.35m x 2.74m (11' x 9')

Bedroom
3.56m min x 3.05m (11'8" min x 10')

Bathroom
2.84m x 1.73m (9'4" x 5'8")

Outside
Forecourt with low wall and tiled path. South facing walled rear garden laid to patio with attractive planted borders. Raised wooden decking areas with pergola.

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

EPC
Rated D

Council Tax
Band D

School Catchment
My English medium primary catchment area is
Kitchener Primary School (year 2024-25)
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
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)
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

Broadband & Phone
Broadband speed up to 1800 Mbps and phone signal with Vodafone & O2 is likely.

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive
2002/91/EC