

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CUMBERLAND STREET  
CANTON



#### ENTRANCE PORCH

#### ENTRANCE HALLWAY

#### BAY FRONTED LIVING ROOM

3.53m x 7.18m widest points (11'6" x 23'6" widest points)

#### OPEN PLAN KITCHEN / DINER

7.48m x 2.84m (24'6" x 9'3")

#### TO THE FIRST FLOOR

#### BEDROOM ONE

4.56m x 3.26m (14'11" x 10'8")

#### BEDROOM TWO

2.96m x 3.48m (9'8" x 11'5")

#### BATHROOM

1.89m x 1.57m (6'2" x 5'1")

#### BEDROOM THREE

2.84m x 2.62 (9'3" x 8'7")

Great size 3rd bedroom for this style of house.

#### GARDEN

Low maintenance Rear garden

#### TENURE

[We are informed by our client that the proeprty is Freehold, this is to be confirmed by your legal advisor.

#### COUNCIL TAX

Band - E

#### SCHOOL CATCHMENT

My English medium primary catchment area is  
Radnor Primary School (year 2024-25)  
Lansdowne Primary School (year 2024-25)

My English medium secondary catchment area is  
Fitzalan High School (year 2024-25)

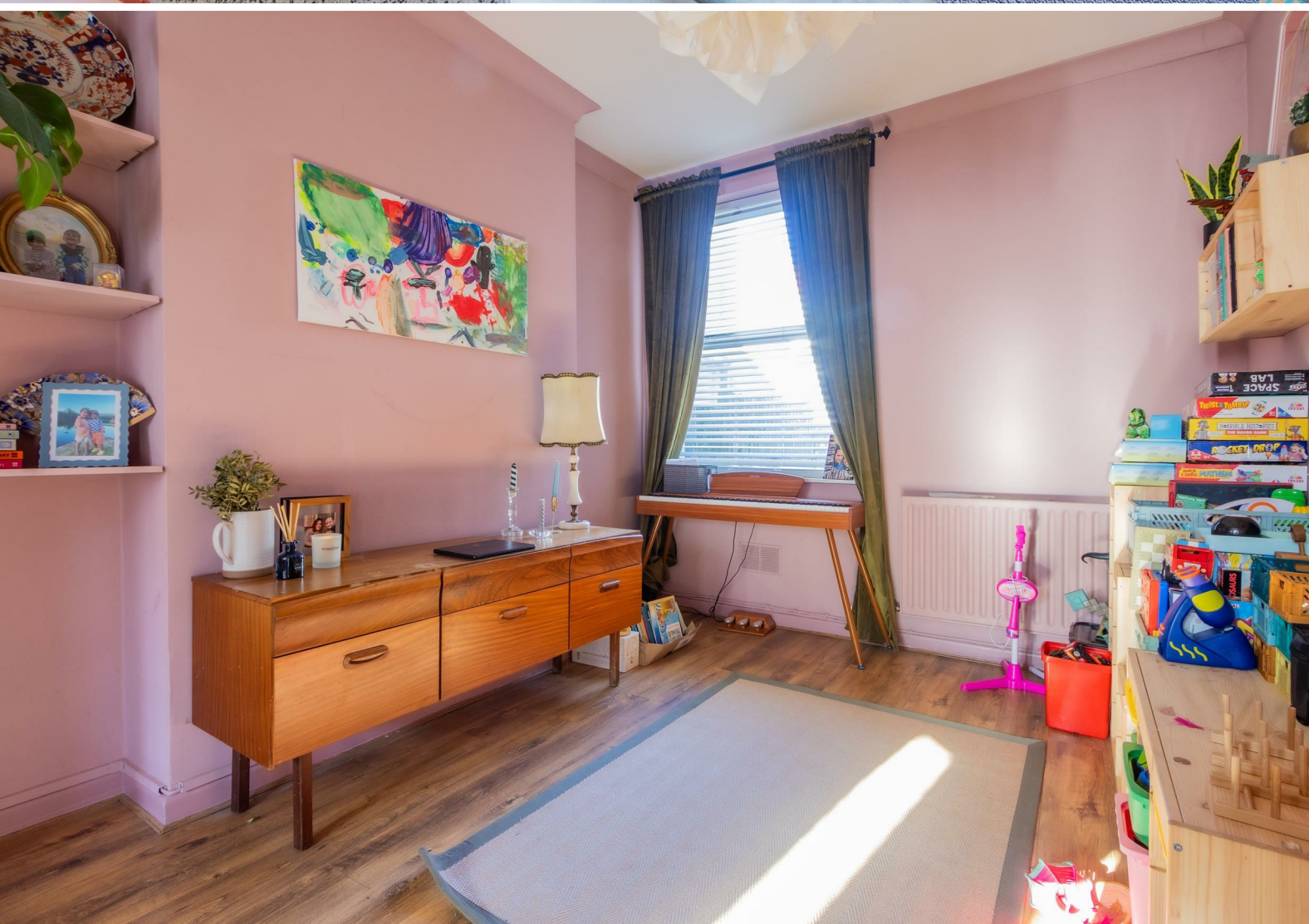
My Welsh medium primary catchment area is  
Ysgol Pwll Coch (year 2024-25)

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

#### PARKING




On street and permit parking





## CUMBERLAND STREET

CANTON, CF5 1LT - £350,000

 3 Bedroom(s)  1 Bathroom(s)  1050.00 sq ft

**\*\*VIEWINGS START 1ST & 8TH OF FEBRUARY\*\*** - Nestled in the charming area of Canton, this beautifully presented terraced house on Cumberland Street is a delightful find for those seeking a home rich in character. Spanning an impressive 1,050 square feet, this property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

The large living room serves as the heart of the home, offering ample space for family gatherings or quiet evenings in. The open plan kitchen diner is a standout feature, designed for modern living. With French doors that lead directly onto the garden, this area seamlessly blends indoor and outdoor spaces, allowing for a bright and airy atmosphere.

The property comprises three well-proportioned bedrooms, providing comfortable accommodation for families or those wishing to have a guest room or home office. The single bathroom is conveniently located, ensuring ease of access for all residents.

This terraced house is not only packed full of character but also offers a warm and inviting ambiance that makes it feel like home. With its prime location in Canton, residents will enjoy easy access to local amenities, parks, and excellent transport links, making it an ideal choice for both families and professionals alike.

In summary, this charming home on Cumberland Street is a perfect blend of character, space, and modern living, making it a must-see for anyone looking to settle in this vibrant part of Cardiff.

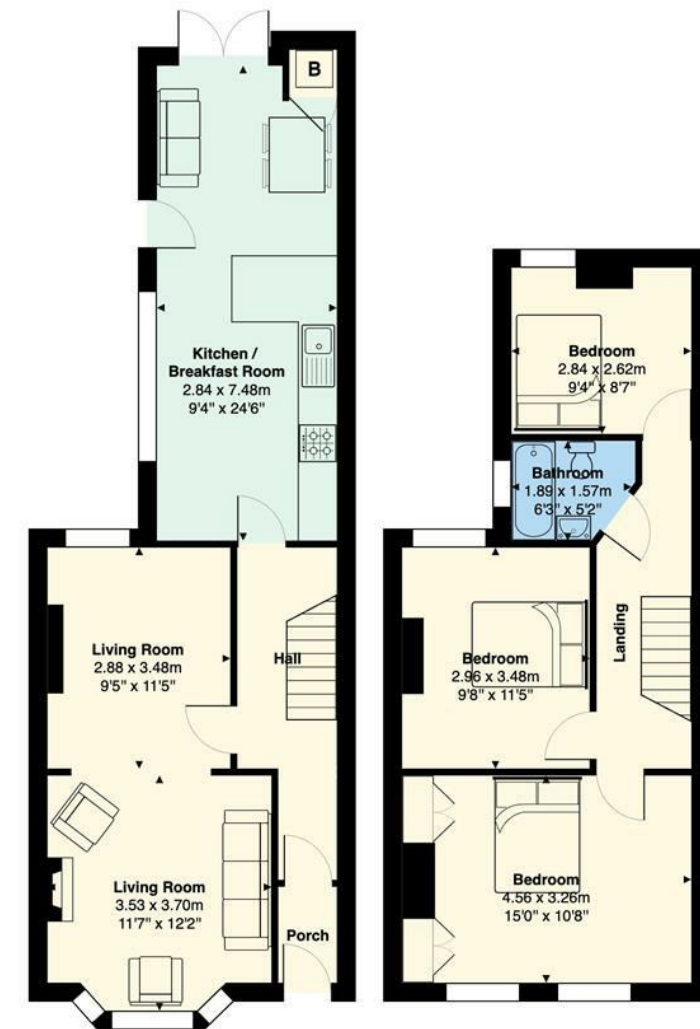
### PROPERTY SPECIALIST

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02920 499680  
Director





 Cumberland Street, Canton, Cardiff



Cumberland Street, Canton, CF5 1LT

Total Area: 97.5 m<sup>2</sup> ... 1050 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	53	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 