

CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

THEOBALD ROAD  
CANTON



# THEOBALD ROAD

CANTON, CF5 1LP - £385,000

Welcome to Theobald Road, Cardiff - a prime location for this charming mid-terrace house. This property boasts two reception rooms, an open plan kitchen diner, three bedrooms, and a well-appointed bathroom. To the rear is an enclosed lawned garden.

One of the standout features of this property is its abundance of original features, adding character and charm to the space. From period fireplaces to intricate mouldings.

Located in the heart of Canton you are a stone throw away from Thompsons park, Victoria Park and Llandaff fields. Families will appreciate the good catchment area for schools. It is located within close proximity to a variety of local amenities, shops, cafés and restaurants. There are great public transport links and easy M4 access.

Overall, this property offers a wonderful opportunity to own a home with character, space, and a fantastic location.

 3 bedroom(s)  1 bathroom(s)  1182.00 sq ft

## HALLWAY

### LIVING ROOM

3.43m x 4.04m (11'3 x 13'3)

### FAMILY ROOM

2.92m x 3.43m (9'7 x 11'3)

### DINING ROOM

3.02m x 4.34m (9'11 x 14'3)

### KITCHEN

3.05m x 2.95m (10 x 9'8)

### LANDING

### BEDROOM 3

3.02m x 3.12m (9'11 x 10'3)

### BATHROOM

2.03m x 3.40m (6'8 x 11'2)

### BEDROOM 2

2.90m x 3.40m (9'6 x 11'2)

### PRIMARY BEDROOM

4.62m x 4.06m (15'2 x 13'4)

### COUNCIL TAX BAND

E



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



Theobald Rd, Canton, CRF

Main Building: Total Interior Area 1182.04 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE