

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL



*Cowbridge Road East*

CANTON





Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

[ruby@jeffreygross.co.uk](mailto:ruby@jeffreygross.co.uk)



Comments by the Homeowner





# Cowbridge Road East

Canton, CF5 1BA

Guide Price

£375,000



4 Bedroom(s)



1 Bathroom(s)

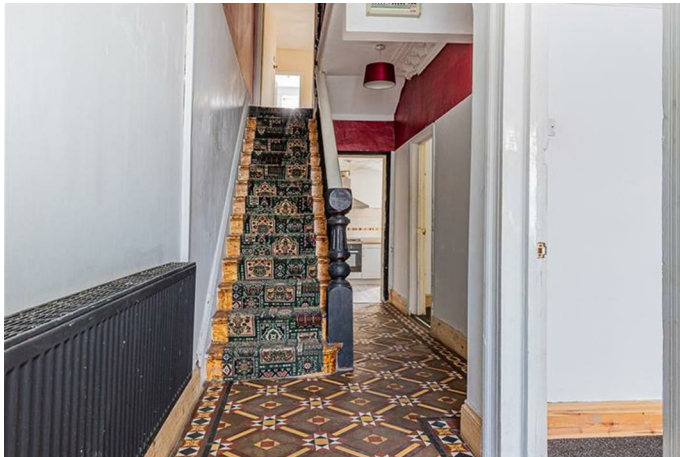


1749.00 sq ft



Contact our  
**Pontcanna Branch**  
02920 499680

Located in the heart of Canton is this imposing end of terrace three story house, offering great size and potential for further development. Previously split into four flats, this large Victorian property still retains many original features and charm and offers great accommodation as a family home or investment opportunity. Currently four/five double bedrooms, two en-suites, shower room, along with a great size lounge, dining room, and recently refurbished kitchen, utility space and basement. Further benefiting from off road parking to the rear.







Hallway	En-Suite
Lounge 12'2 x 11'11 (3.71m x 3.63m)	Wardrobe
Dining Room 10'9 x 10'8 (3.28m x 3.25m)	Bedroom/Reception Room 10'11 x 10'8 (3.33m x 3.25m)
Kitchen 10'5 x 12'11 (3.18m x 3.94m)	Bedroom 3 8'8 x 11'11 (2.64m x 3.63m)
Utility Room	Bedroom 4 7'4 x 11'11 (2.24m x 3.63m)
Wet Room	Shower Room
Cellar Access in Hallway	Tenure We are advised that this property is Freehold. This is to be confirmed by your legal representative.
Landing	EPC RATING E
Bedroom 1 16'9 x 11'11 (5.11m x 3.63m)	COUNCIL TAX BAND
Bedroom / Lobby	School Catchment
En-Suite	
Bedroom 2 10'6 x 10'7 (3.20m x 3.23m)	







