www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

*A spacious three-bedroom end-of-terrace home on Egerton Street in Canton, ideally situated close to a fantastic range of local amenities and within easy reach of Cardiff City Centre.*

Comments by Mrs Ruby Ledley

**Property Specialist**

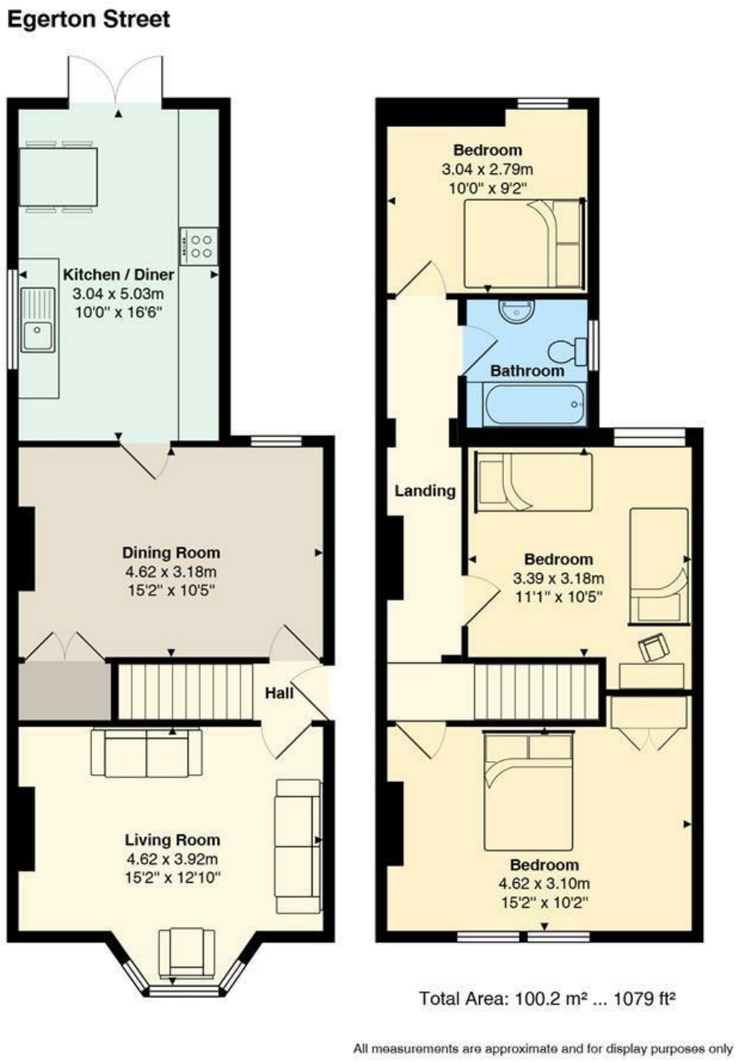
Mrs Ruby Ledley

Valuer

ruby@jeffreyross.co.uk


*I love being so close to Thompson's park, Victoria park and Bute park. Was really handy for kids walking to Treganna. The garden is a really good size for Canton and it's been a great family home.*

Comments by the Homeowner



# Egerton Street

*, Cardiff, CF5 1RF*

Guide Price

**£350,000**

3 Bedroom(s) | 1 Bathroom(s) | 1313.21 sq ft

Contact our

*Pontcanna Branch*

02920 499680

Situated on the popular Egerton Street in Cardiff, this end-terrace home combines period charm with generous living accommodation, offering an excellent opportunity for families, first-time buyers or those looking for a spacious home with plenty of potential.

The property comprises two well-proportioned reception rooms, providing versatile space. To the rear, the large kitchen/diner provides an excellent social space and is well suited to both everyday family meals and entertaining.

Upstairs, the property offers three generous double bedrooms, providing comfortable accommodation for a growing family, guests or those requiring space to work from home. The family bathroom completes the first-floor accommodation.

Outside, the property benefits from an expansive rear garden, offering plenty of space for children to play, outdoor entertaining, gardening or simply enjoying the warmer months. As an end-terrace, the property also benefits from an appealing sense of space and privacy.

Located within easy reach of the amenities and attractions Cardiff has to offer, Egerton Street provides a convenient setting while retaining a strong community feel.

With its impressive proportions, three double bedrooms and substantial garden, this is a home with plenty to offer and significant appeal.

**Hallway**

**Living Room 15'2 x 12'10 (4.62m x 3.91m)**

**Dining Room 15'2 x 10'5 (4.62m x 3.18m)**

**Kitchen Diner 10 x 16'6 (3.05m x 5.03m)**

**Landing**

**Bedroom 1 15'2 x 10'2 (4.62m x 3.10m)**

**Bedroom 2 11'1 x 10'5 (3.38m x 3.18m)**

**Bedroom 3 10 x 9'2 (3.05m x 2.79m)**

**Bathroom**

**Garden**

Large lawned garden

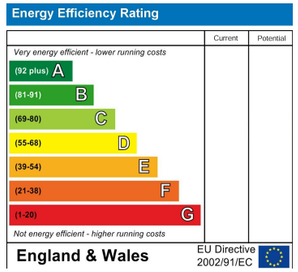
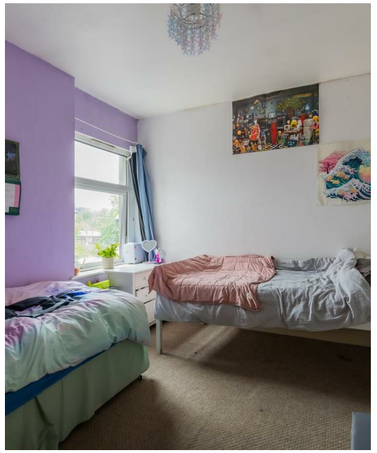
**Council Tax**

BAND E

**EPC**

**Tenure**

Freehold. This is to be confirmed by your legal representative.


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