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CARDIFF

VALE

CAERPHILLY

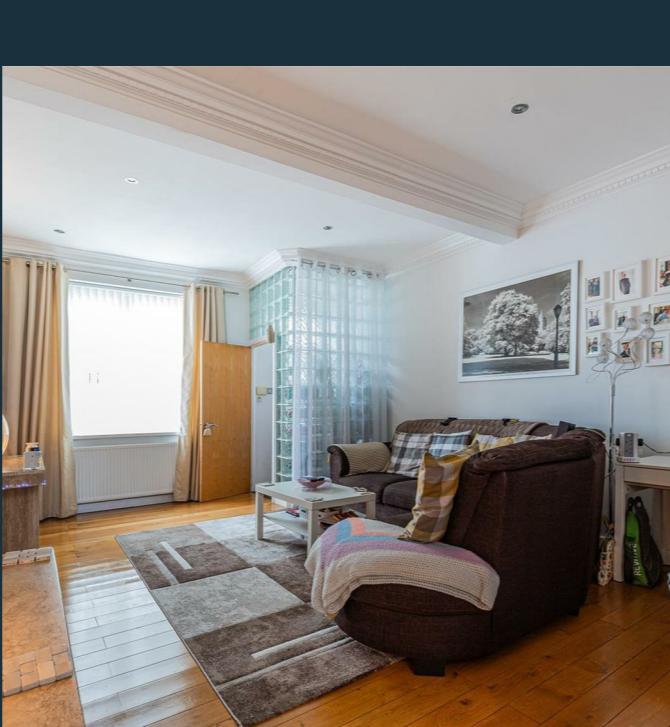
BRISTOL





*A lovely terraced house in the heart of Canton, a stone throw away from Thompsons Park & Chapter Arts.*

Comments by the Homeowner



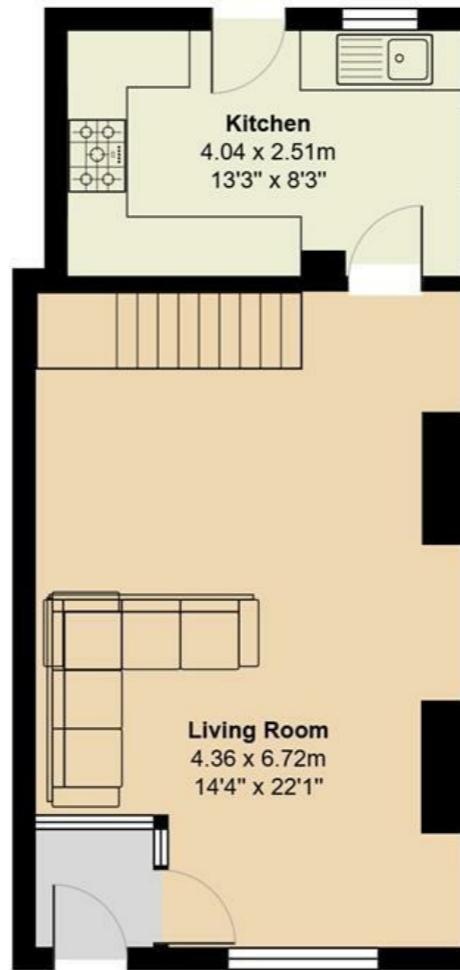
Comments by Mrs Ruby Ledley



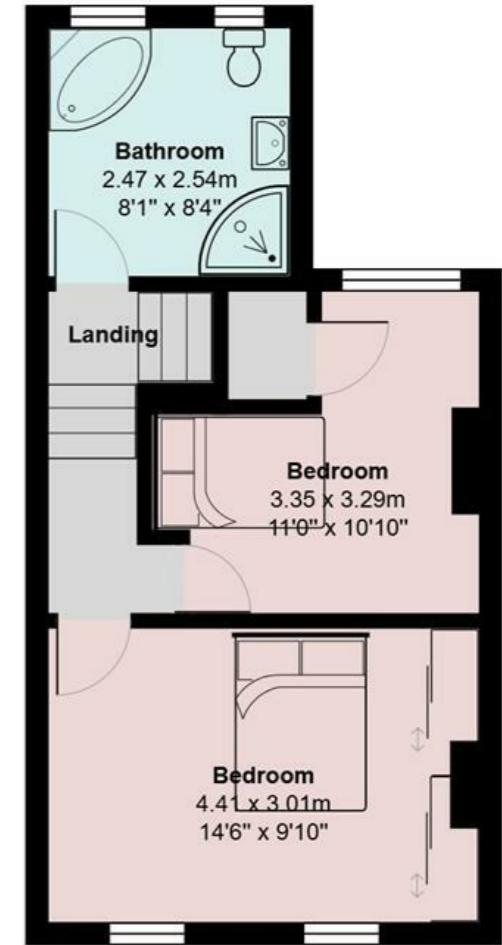
**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

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

52 Glamorgan Street



Total Area: 75.3 m<sup>2</sup> ... 810 ft<sup>2</sup>



All measurements are approximate and for display purposes only

# Glamorgan Street

*Canton, Cardiff, CF5 1QT*

Offers In The Region Of

**£325,000**



2 Bedroom(s)



1 Bathroom(s)



810.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

Situated in the vibrant area of Canton, Cardiff, this charming house on Glamorgan Street offers a delightful blend of comfort and convenience. Spanning an impressive 796 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking additional space.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. The layout flows seamlessly, allowing for easy movement throughout the house. The kitchen is a bright space, with an outlook on to a well presented garden.

The property boasts a well-appointed bathroom, designed for both functionality and relaxation.

Situated in the lively Canton district, residents will benefit from plenty of local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected to Cardiff city centre.





**Porch**

**Lounge 14'4 x 22'1 (4.37m x 6.73m)**

**Kitchen 13'3 x 8'3 (4.04m x 2.51m)**

**Bedroom 1 14'6 x 9'10 (4.42m x 3.00m)**

**Bedroom 2 11 x 10'10 (3.35m x 3.30m)**

**Bathroom 8'1 x 8'4 (2.46m x 2.54m)**

**Garden**

**Council Tax**

Band D

**School Catchment**

Radnor Primary School  
Fitzalan High School (year 2024-25)

Ysgol Gymraeg Treganna (year 2024-25)  
Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)

**Tenure**

Freehold- To be confirmed by your legal representative

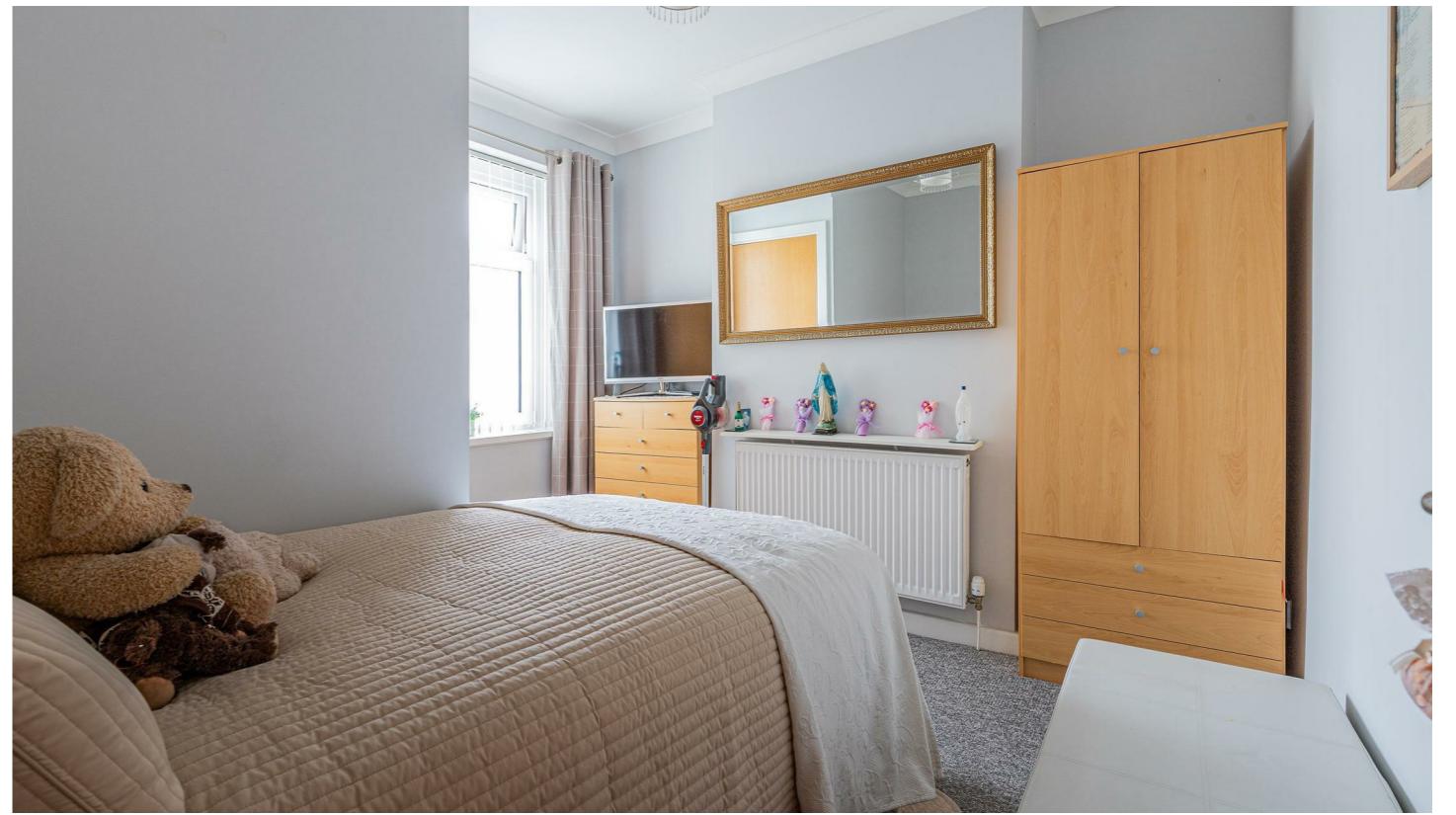
C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

