CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

Jeffrey Ross

GRANVILLE AVENUE
CANTON
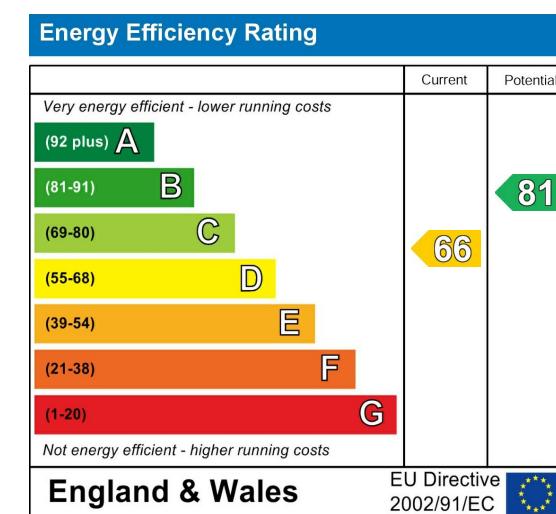
HALLWAY
1.96m x 5.44m (6'5 x 17'10)

LIVING ROOM
3.56m x 3.81m (11'8 x 12'6)

W.C

UTILITY ROOM

KITCHEN
3.30m x 3.86m (10'10 x 12'8)

DINING & FAMILY ROOM
3.56m x 7.44m (11'8 x 24'5)

LANDING

BEDROOM 1
3.48m x 3.81m (11'5 x 12'6)

BEDROOM 2
3.48m x 4.06m (11'5 x 13'4)

BEDROOM 3
2.11m x 2.77m (6'11 x 9'1)

BEDROOM 4
3.30m x 3.20m (10'10 x 10'6)

BATHROOM
2.11m x 2.77m (6'11 x 9'1)

GARDEN
Bi Folding doors lead out to a decked seating area, and spacious lawned garden.

COUNCIL TAX BAND
F

TENURE
Freehold

Granville Avenue, Victoria Park

GRANVILLE AVENUE
CANTON, CF5 1BW - £600,000

🛏 4 bedrooms   🛁 2 bathroom(s)   📐 1481.00 sq ft

Located in the sought-after area of Victoria Park, this charming house on Granville Avenue offers a perfect blend of comfort and modern living.

The renovated property briefly comprises of entrance hallway with original woodblock flooring, a spacious front living room, downstairs bathroom with walk in shower, an impressive kitchen with a separate utility room, further leading to an open plan family room diner with bi-folding doors opening on to the west facing rear garden. The first floor further comprises of modernised bathroom with separate bath and shower, single bedroom / study and three large double bedrooms. This property would make a perfect family home.

The desirable location of Victoria Park adds to the appeal, with its vibrant community atmosphere and proximity to local amenities, parks, transport links and excellent schools.

This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a highly regarded neighbourhood.

PROPERTY SPECIALIST

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Valuer
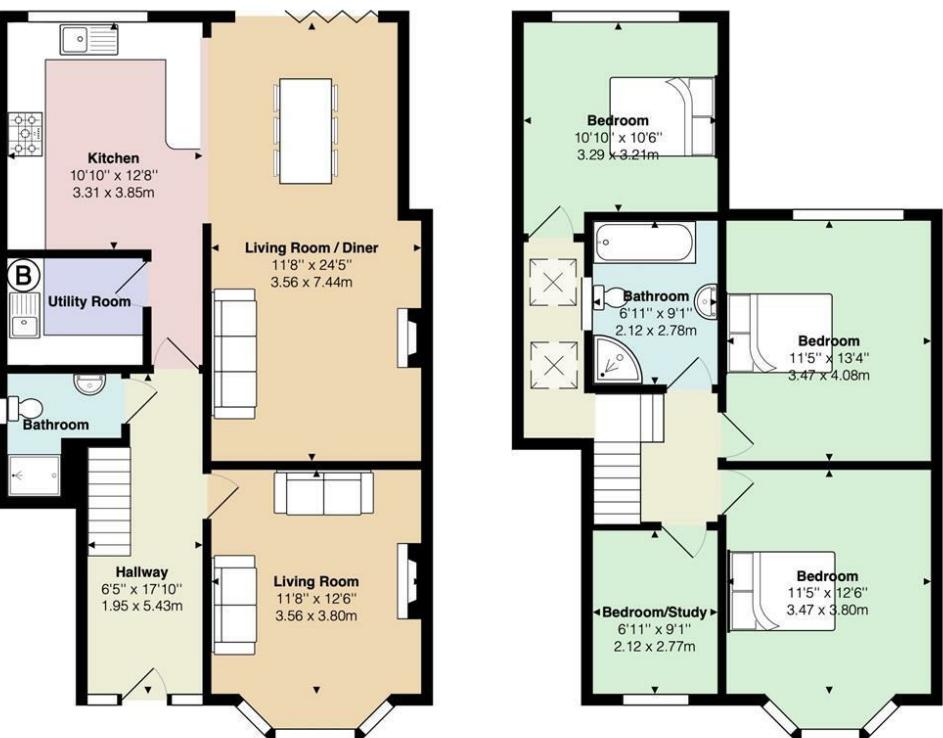
Granville Avenue

Total Area: 1481 ft² ... 137.6 m²

All measurements are approximate and for display purposes only