



YORK STREET

CANTON







## YORK STREET

CANTON, CF5 1NB - GUIDE PRICE £235,000



2 bedroom(s)



1 bathroom(s)



566.00 sq ft

Welcome to this charming apartment located on York Street in the vibrant area of Canton, Cardiff.

This property will be sold Chain Free.

This delightful apartment has been recently refurbished to a high standard, offering a fresh and modern living space that is ready for you to move in.

The apartment features a well-proportioned reception room, that opens on to a private garden, perfect for relaxing or entertaining guests. With two comfortable bedrooms, this home is ideal for couples, or individuals seeking extra space. The bathroom has been thoughtfully designed, ensuring both style and functionality.

As a conversion, this apartment retains some of its original character while providing all the conveniences of contemporary living.

Situated in the lively Canton area, you will find a variety of local amenities, including shops, cafes, and parks, all within easy reach.

Do not miss the opportunity to own this brand new, beautifully refurbished apartment in a sought-after area of Cardiff.

### PROPERTY SPECIALIST

**Mrs Ruby Ledley**

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02920499680

Valuer









### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









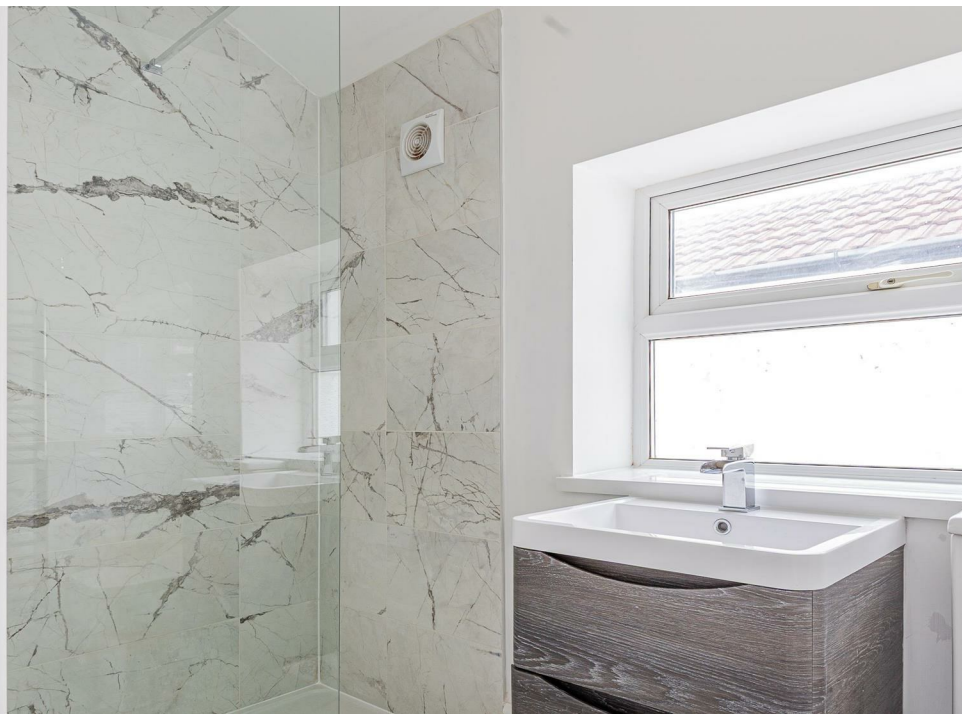






















**ENTRANCE HALLWAY**

**LOUNGE DINER**

5.54m x 2.11m (18'2 x 6'11)

**WC**

**KITCHEN**

2.29m x 2.49m (7'6 x 8'2)

**LANDING**

**BEDROOM 1**

3.30m x 2.87m (10'10 x 9'5)

**BEDROOM 2**

2.59m x 3.02m (8'6 x 9'11)

**BATHROOM**

2.31m x 1.14m (7'7 x 3'9)

**TENURE**

This property will be sold as Share of Freehold, This is to be confirmed by your legal representative.

**EPC**

TBC

**COUNCIL TAX**

TBC

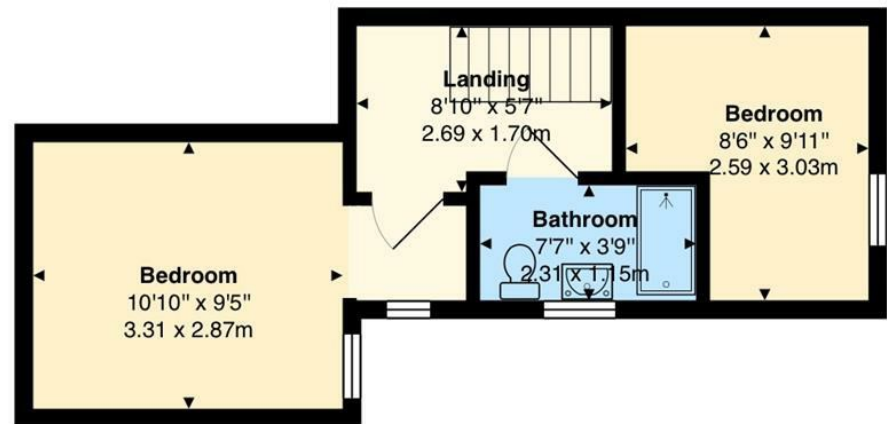
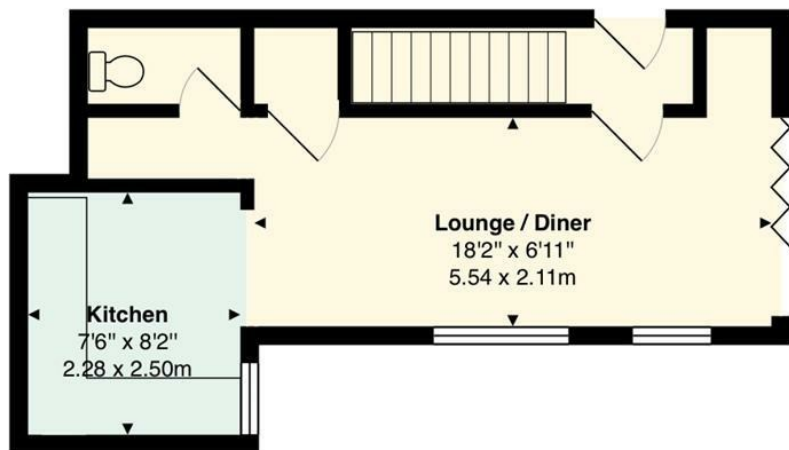


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Comments by Mrs Ruby Ledley

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Total Area: 566 ft² ... 52.6 m²

All measurements are approximate and for display purposes only



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

Jeffrey Ross