

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



WEMBLEY ROAD
CANTON



ENTRANCE HALLWAY

DOWNSTAIRS WC

BAY FRONTED LIVING ROOM
3.53m x 4.24m (11'7 x 13'11)

OPEN PLAN KITCHEN / LIVING AND DINING
6.78m x 4.98m widest points (22'3 x 16'4 widest points)

TO THE FIRST FLOOR

BEDROOM ONE
3.20m x 4.29m (10'6 x 14'1)

BEDROOM TWO
3.02m x 3.78m (9'11 x 12'5)

BATHROOM
1.91m x 2.01m (6'3 x 6'7)

BEDROOM THREE
1.98m x 2.57m (6'6 x 8'5)

GARDEN

East facing garden to the rear, lawned area, decking and home office.

HOME OFFICE

TENURE

We are advised by our client that the property is Freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX

Band - E

SCHOOL CATCHMENT

My English medium primary catchment area is Lansdowne Primary School (year 2024-25)

My English medium secondary catchment area is Fitzalan High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Pwll Coch (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)





WEMBLEY ROAD

CANTON, CF5 1NG - £359,950

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

Nestled on Wembley Road in the vibrant area of Canton, Cardiff, this beautifully presented end terrace house offers a perfect blend of modern living and comfort. Spanning an impressive 1031 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or professionals seeking extra space.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the stunning open plan living kitchen and dining area, which is designed to foster a warm and welcoming atmosphere. The bi-folding doors seamlessly connect this space to the garden, allowing natural light to flood in and creating a perfect setting for indoor-outdoor living.

The garden itself is a delightful retreat, featuring a home office that offers a quiet and productive space away from the main house. This additional feature is particularly appealing for those who work from home or require a dedicated area for study or creative pursuits.

In summary, this end terrace house on Wembley Road is a remarkable opportunity for anyone seeking a stylish and functional home in a lively community. With its impressive living spaces, beautiful garden, and convenient location, it is sure to attract considerable interest.

PROPERTY SPECIALIST
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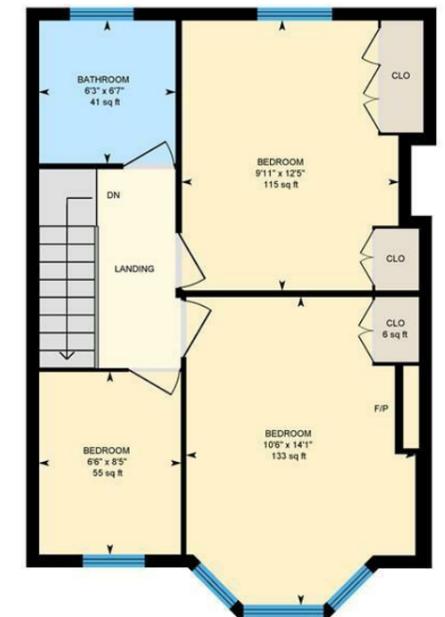


Wembley Rd, Canton, CRF

Main Building: Total Interior Area 1030.59 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Wembley Road, Canton, Cardiff



Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |