

CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

THEOBALD ROAD  
CANTON



# THEOBALD ROAD

CANTON, CF5 1LR - £325,000

JeffreyRoss are pleased to bring to the market this impressively sized three bedroom end terrace situated in the heart of Canton. The accommodation is well presented throughout and comprises entrance hallway, dining room, bay fronted lounge, kitchen/diner, under stair storage. To the first floor are three double bedrooms and a family bathroom. To the rear is an enclosed West facing rear garden. The property is offered to the market with no ongoing chain and further benefits double glazed and gas central heating.

Take a closer look at our interactive walk through tour.

3 bedroom(s) 1 bathroom(s) 1216.00 sq ft

## ENTRANCE HALLWAY

Stairs to first floor, door to open plan living and dining area.

## LIVING ROOM

4.88m x 4.57m (16' x 15')

## DINING ROOM

5.28m x 4.39m (17'4" x 14'5")

## KITCHEN

3.94m x 4.24m (12'11" x 13'11")

## STORAGE CUPBOARD

## TO THE FIRST FLOOR

Carpeted stairs and landing, doors to all bedrooms and bathroom.

## BEDROOM ONE

4.24m x 3.63m (13'11" x 11'11")

## BEDROOM TWO

4.14m x 3.43m (13'7" x 11'3")

## BEDROOM THREE

2.34m x 3.48m (7'8" x 11'5")

## BATHROOM

2.95m x 2.51m (9'8" x 8'3")

## GARDEN

Low maintenance rear garden

## TENURE

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

## COUNCIL TAX

Band - E

## ADDITIONAL INFORMATION

The property has been previously rented to professionals and is offered to the market with no ongoing chain.

Rental value is circa £1,300 pcm and is located in a highly sought after area.

## SCHOOL CATCHMENTS

My English medium primary catchment area is Lansdowne Primary School (year 2022-23)

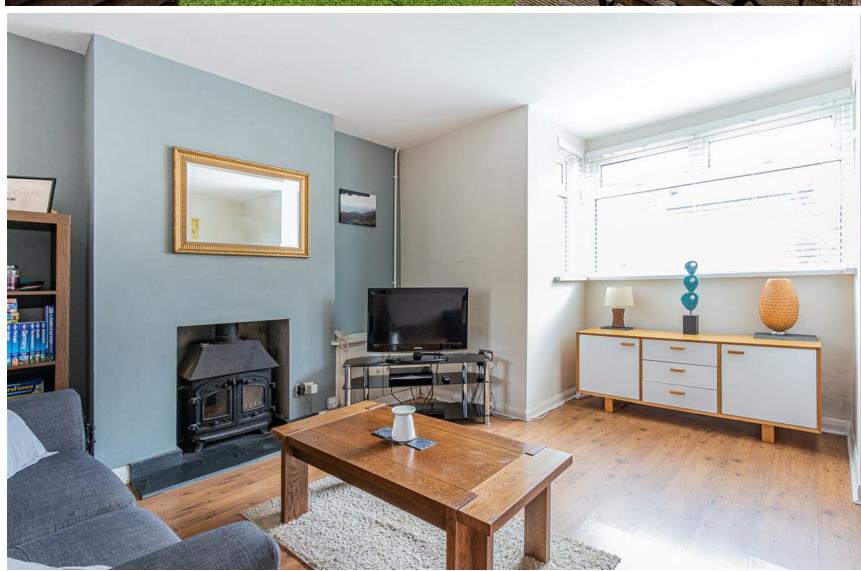
My English medium secondary catchment area is Fitzalan High School (year 2022-23)

My Welsh medium primary catchment area is Ysgol Gymraeg Pwll Coch (year 2022-23)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2022-23)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	
(81-91) B		
(69-80) C	57	
(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



16 Theobald Rd, Canton, CRF

Main Building: Total Interior Area: 1216.18 sq ft



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.