

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 and 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 adviosr

COUNCIL TAX
Band - E

ADDITIONAL INFORMATION
The property has been previously rented to professionals and is offered to the market with no on going 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)

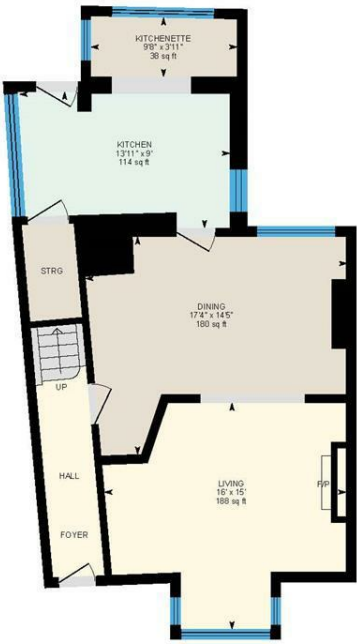
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2022-23)



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

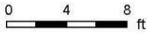
Main Building: Total Interior Area: 1216.18 sq ft



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.