

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



WESTMORELAND STREET  
CANTON



**ENTRANCE HALLWAY**

**LIVING ROOMS**  
3.41m x 3.21m (11'2" x 10'6")

**SITTING ROOM**  
2.91m x 3.49 (9'6" x 11'5")

**KITCHEN / DINER**  
3.11m x 5.62m (10'2" x 18'5")

**TO THE FIRST FLOOR**

**BEDROOM ONE**  
4.66m x 3.21m (15'3" x 10'6")

**BEDROOM TWO**  
2.91m x 3.49 (9'6" x 11'5")

**BATHROOM**

**BEDROOM THREE**  
3.10m x 3.90m (10'2" x 12'9")

**GARDEN**  
South facing enclosed rear garden

**PARKING**  
On street / Permit

**TENURE**  
We are informed by our client that the property is Freehold

**COUNCIL TAX**  
Band - D

**SCHOOL CATCHMENTS**  
My English medium primary catchment area is  
Lansdowne Primary School  
Radnor Primary School

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)





## WESTMORELAND STREET CANTON, CF5 1LU - £375,000

 3 Bedroom(s)  1 Bathroom(s)  1063.00 sq ft

Nestled in the charming area of Canton, Cardiff, this immaculate terraced house on Westmoreland Street offers a delightful blend of comfort and style. Spanning an impressive 1,063 square feet, the property boasts three generously sized double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and appealing, ensuring that every corner of the home is utilised to its fullest potential. The well-appointed bathroom adds to the convenience of the property, catering to the needs of modern living.

One of the standout features of this home is the south-facing garden, which bathes the outdoor space in natural light throughout the day. This garden is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting.

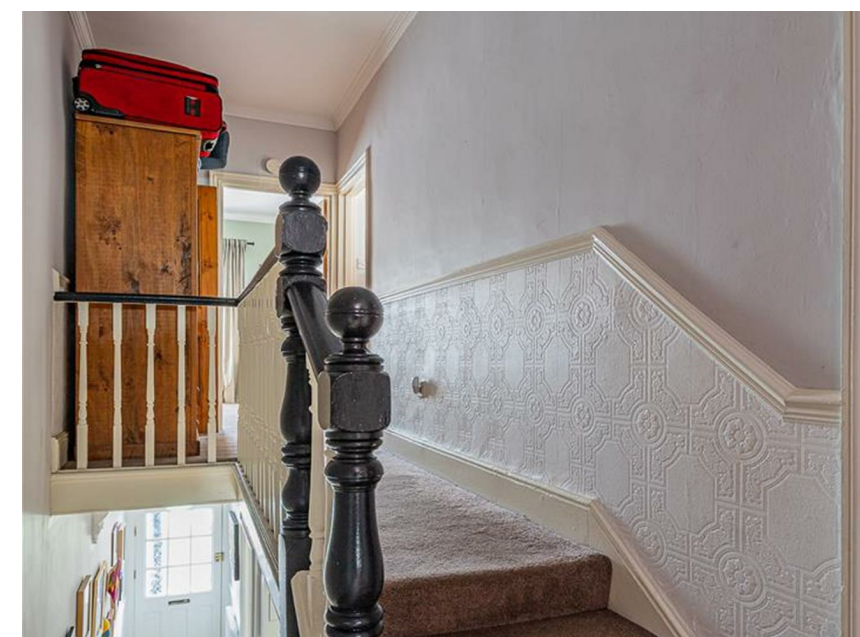
The property is presented in immaculate condition, allowing you to move in with ease and start enjoying your new home right away. Additionally, permit parking is available, providing peace of mind for those with vehicles.

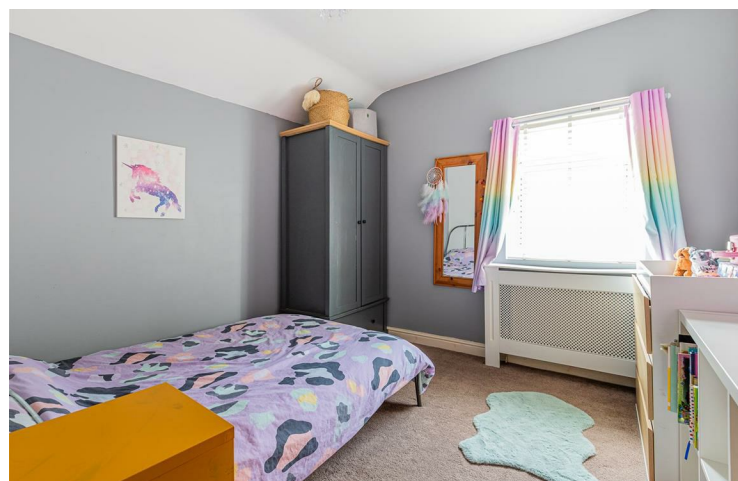
This terraced house on Westmoreland Street is not just a property; it is a wonderful opportunity to embrace a vibrant community in Cardiff. With its spacious interiors, lovely garden, and prime location, this home is sure to attract interest from discerning buyers. Do not miss the chance to make this delightful residence your own.



### PROPERTY SPECIALIST

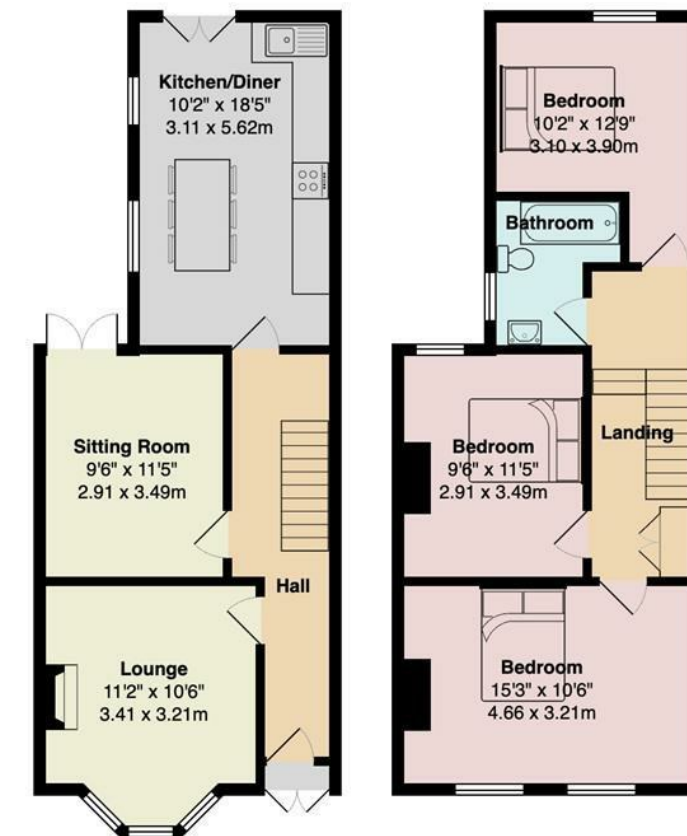
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Director





Westmoreland Street, Canton, Cardiff

Westmoreland Street, Canton CF5 1LU



Total Area: 1063 ft² ... 98.8 m²

All measurements are approximate and for display purposes only



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 