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CARDIFF VALE CAERPHILLY BRISTOL

Denton Road

CANTON

A modern & cosy one bedroom home, ideal if looking for your first home or investment.

Comments by Mr Julian Preston

Property Specialist

Mr Julian Preston

Senior valuer

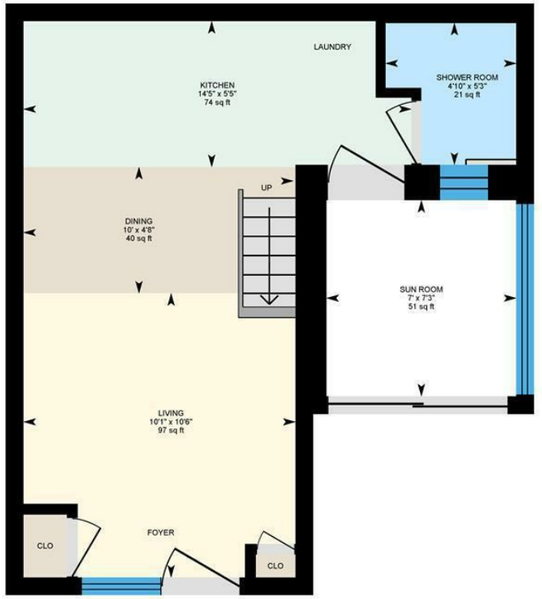
julian@jeffreyross.co.uk

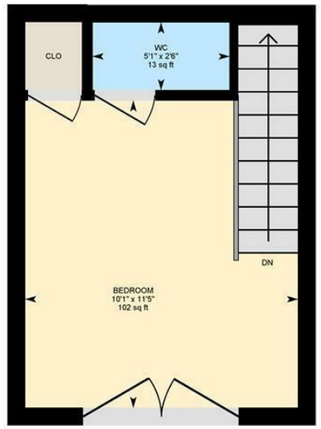
A chance to purchase this converted coach house located on a popular road in the heart of Canton.

Comments by the Homeowner

Ty Bychan Denton Rd, Canton, CRF

Main Building: Total Interior Area: 395.59 sq ft

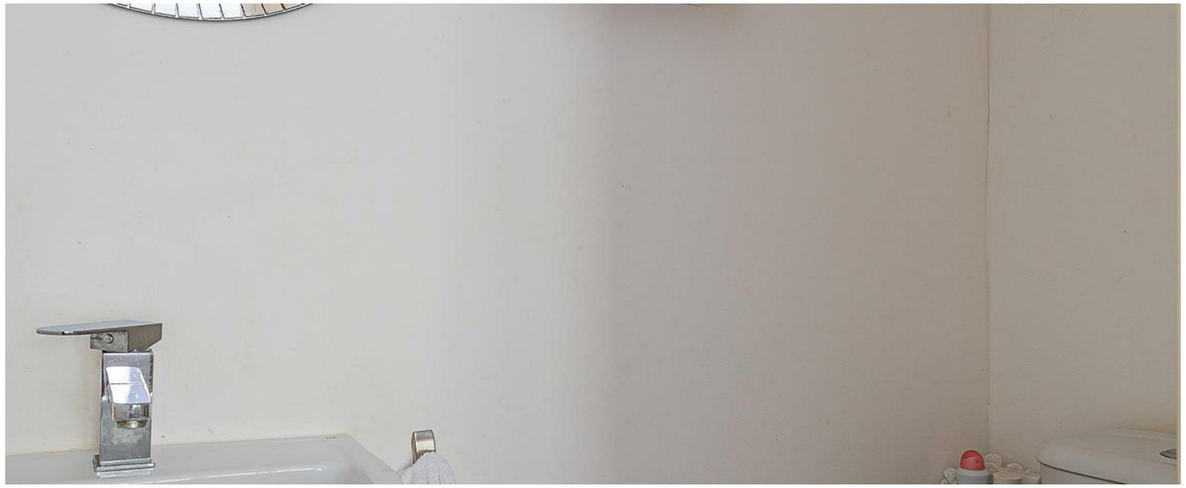


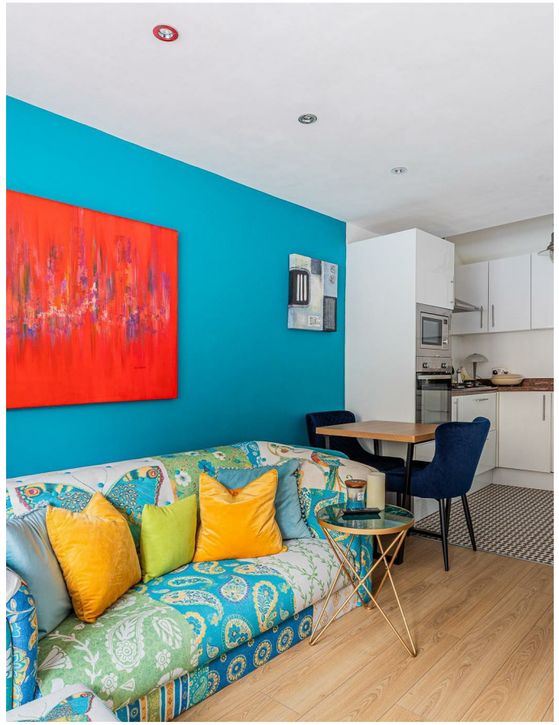


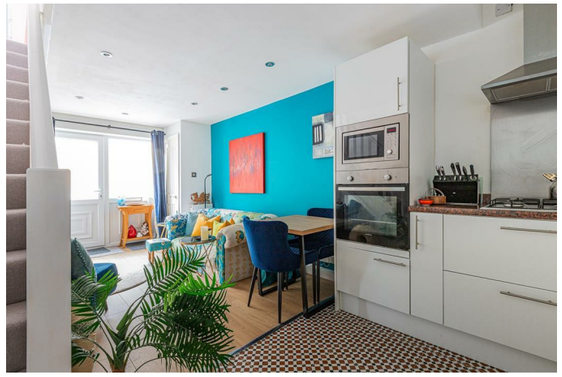
Ground Floor **1st Floor**

0 2 4 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.







Denton Road

Canton, Cardiff, CF5 1PE

Offers Over

£200,000

1 Bedroom(s) | 1 Bathroom(s) | 395.00 sq ft

Contact our

Pontcanna Branch

02920 499680

Located on Denton Road in the popular area of Canton is this fabulous coach house conversion which offers a unique blend of modern living and character. The property features one spacious double bedroom complete with a cloakroom ensuring both comfort and privacy. Upon entering, you will be greeted by an inviting reception room that showcases excellent presentation throughout. The design is both stylish and functional, making it an ideal space for relaxation or entertaining guests. One of the standout features of this delightful home is the conservatory, or garden room, which provides a lovely connection to the outdoors. This bright and airy space is perfect for enjoying a morning coffee or unwinding with a good book while overlooking the garden. This property is perfect for individuals or couples seeking a well-appointed home in a vibrant community. With its thoughtful layout and charming features, this coach house conversion is a rare find in the heart of Cardiff. Don't miss the opportunity to make this exceptional property your own.

Living Room 10'1 x 10'6 (3.07m x 3.20m)

Dining Area 10'0 x 4'8 (3.05m x 1.42m)

Kitchen 14'5 x 5'5 (4.39m x 1.65m)

Shower Room 4'10 x 5'3 (1.47m x 1.60m)

Conservatory/Garden Room 7'0 x 7'3 (2.13m x 2.21m)

Upper Floor

Bedroom 10'0 x 11'5 (3.05m x 3.48m)

W.C 5'1 x 2'8 (1.55m x 0.81m)

Outside

Small enclosed garden with wooden door opening to front.

EPC

Rated C

Council Tax

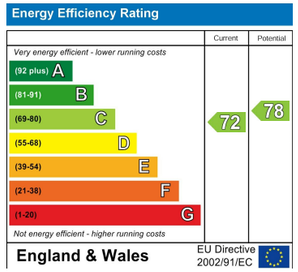
Band C

School Catchment

My English medium primary catchment area is
Kitchener Primary School (year 2024-25)
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
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)
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)

Broadband & Mobile

Up to 1800 Mbps & phone signal is likely


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
78
England & Wales
EU Directive 2002/91/EC