

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



GLAMORGAN STREET
CANTON



PORCH

LOUNGE
4.37m x 6.73m (14'4 x 22'1)

KITCHEN
4.04m x 2.51m (13'3 x 8'3)

BEDROOM 1
4.42m x 3.00m (14'6 x 9'10)

BEDROOM 2
3.35m x 3.30m (11 x 10'10)

BATHROOM
2.46m x 2.54m (8'1 x 8'4)

GARDEN

COUNCIL TAX
Band D

SCHOOL CATCHMENT
Radnor Primary School
Fitzalan High School (year 2024-25)




Ysgol Gymraeg Treganna (year 2024-25)
Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)

TENURE
Freehold- To be confirmed by your legal representative





GLAMORGAN STREET CANTON, CF5 1QT - £335,000

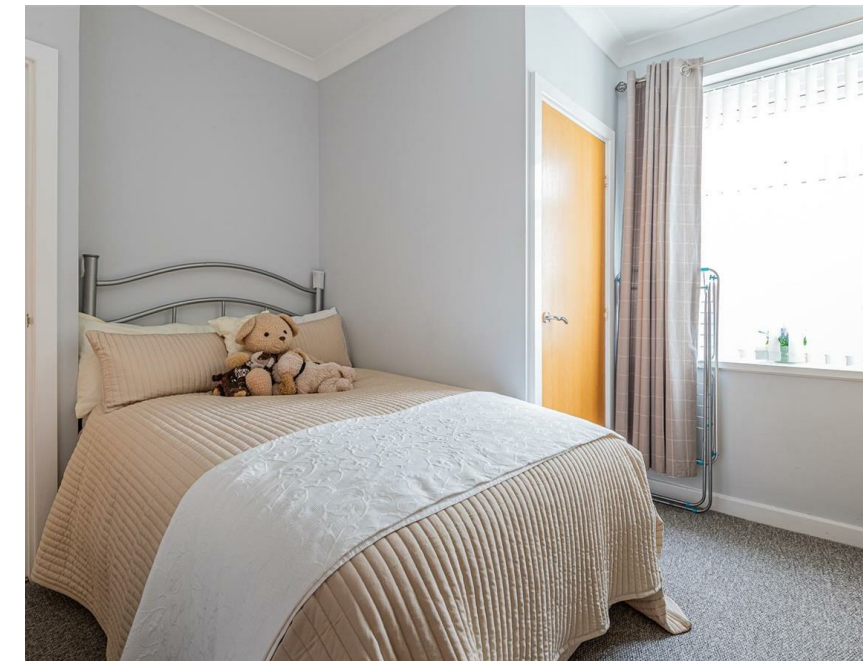
 2 Bedroom(s)  1 Bathroom(s)  810.00 sq ft

Situated in the vibrant area of Canton, Cardiff, this charming house on Glamorgan Street offers a delightful blend of comfort and convenience. Spanning an impressive 796 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking additional space.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. The layout flows seamlessly, allowing for easy movement throughout the house. The kitchen is a bright space, with an outlook on to a well presented garden.

The property boasts a well-appointed bathroom, designed for both functionality and relaxation.

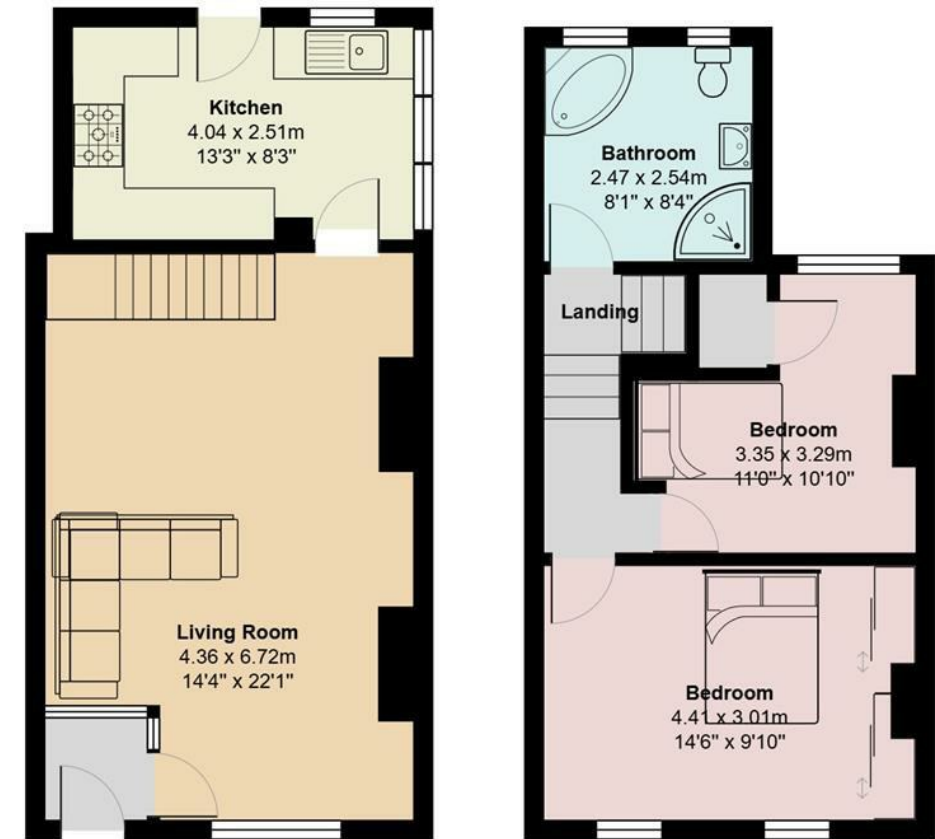
Situated in the lively Canton district, residents will benefit from plenty of local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected to Cardiff city centre.



**PROPERTY
SPECIALIST**
Mrs Ruby Ledley
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02920499680
Valuer



52 Glamorgan Street



Total Area: 75.3 m² ... 810 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	