

15 Hanover Street



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Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm



Total area: approx. 100.6 sq. metres (1082.4 sq. feet)
15 Hanover Street

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		
	69	79
EU Directive 2002/91/EC		
England & Wales		

SHEPHERD SHARPE



15 Hanover Street

Cardiff CF5 1LS

£400,000

A much improved double bay fronted three double bedroom mid terrace house situated in an attractive sought after location and leafy part of Canton, close to Chapter Arts Centre and all local amenities. Comprises porch, hallway, storage/basement, large through lounge/dining room, wc, stunning kitchen/breakfast room, to the first floor, three double bedrooms, a larger than typical bathroom with shower and bath. The house has been replastered and redecorated, new kitchen and bathroom/wet room, uPVC double glazing, gas central heating, stunning kitchen. Front garden, rear garden. Freehold.



uPVC glazed front door to porch.
Porch
Original tiled floor, half tiled walls, decorated in white. Original part glazed panelled front door to hallway.

Hallway
Beautifully original tiled floor, original plaster work, original handrail and balustrade, new radiator, boxed in gas meter, original stripped panelled doors to all rooms.

Cellar/Storage
Steps leading down to useul storage area just a little wider than the hallway. Power and light, space for tumble dryer and additional storage.

Through Lounge/Dining Room
25'7" (into bay) x 11'4" (7.80m (into bay) x 3.46m)
Originally two separate rooms now open plan. uPVC double glazed window to front, uPVC double glazed door with full length window leading to rear. Beautifully presented and redecorated throughout, modern laminate floor, cornice, picture rail. Wide opening through to second reception room. Modern radiators, original painted cupboard to one side of the chimney breast.

W.C.
The wc has been created by utilising part of the kitchen. Tiled floor continued from kitchen, contemporary fittings, twin flush wc, trough style wash basin with countertop, all in contemporary finish, white plastered walls, downlighting, extractor.

Kitchen
16'0" x 10'1" (4.90m x 3.08m)
The kitchen has been completely refurbished and renewed. Classic style shaker kitchen in off white with contemporary ironmongery, half bowl and sink with lever mixer tap, square edged wood effect worktops. Integrated column fridge and freezer, tall food storage cupboard, large double width pantry with space for kettle and toaster, coffee machine plus additional shelving beneath, three full width 1000mm pan drawers. Gas hob, electric oven, extractor, integrated dishwasher and washing machine. Downlighting, chrome power sockets, beautiful pale grey tiled floor, large radiator. uPVC double glazed windows to side and rear, glazed door to garden.

First Floor Landing
An attractive landing with painted handrail and balustrade, new carpet, plastered, redecorated, linen/storage cupboard. Original stripped panelled doors to all rooms.

Bedroom 1
15'1" x 13'6" (4.60m x 4.13m)
A large double bedroom. There is an attractive bay window to front with white fitted blinds. Plastered, redecorated, pale fitted carpet, modern radiator, cornice.

Bedroom 2
11'6" x 9'6" (3.53m x 2.90m)
A good sized second double bedroom. uPVC double glazed window to rear. Beautifully presented, redecorated, carpet, modern radiator.



Bedroom 3
10'3" x 8'7" (3.14m x 2.62m)
A small double bedroom. uPVC doube glazed sash window to rear. Plastered, redecorated, modern downlighting, loft access, new radiator, carpet, boxed in combination boiler (installed in 2023).

Bathroom
11'6" x 6'9" (3.53m x 2.06m)
Beautifully presented and completely redesigned. There is a tiled wet room area with rainfall shower plus sliding shower attachment, large bath with centrally mounted taps, wall hung wash basin, twin flush wc, all in contemporary style, fitted store cupboards with worktop. Plastered, redecorated, modern downlighting. uPVC double glazed window to side.

Front Garden
Walled front garden providing good privacy.

Rear Garden
South west facing garden with original outside lean too/wc, pretty stoned wall, paved to the garden area.

Council Tax
Band E £2,349.34 p.a. (25/26)

Post Code
CF5 1LS

