

FOR SALE

£210,000 Leasehold



Denton Road, Canton, Cardiff. CF5 1PE

- NO CHAIN & VACANT POSSESSION
- TWO BEDROOM FIRST FLOOR MAISONETTE
- PERIOD CONVERSION
- SHARED GARDEN
- LONG LEASE: 999 YEARS FROM 01/12/2000 (973 FULL YEARS REMAINING)
- MODERN KITCHEN & BATHROOM
- PRIVATE EXTERNAL STORAGE CUPBOARD
- POPULAR CANTON LOCATION
- 0.2miles/5min WALK TO COWBRIDGE ROAD EAST SHOPS, RESTAURANTS, CAFES, BARS & GENERAL AMENITIES
- CARDIFF CITY CENTRE 1.2 MILES EAST, WALKABLE IN UNDER 30 MINS OR ACCESSIBLE VIA PUBLIC TRANSPORT LINKS



PROPERTY DESCRIPTION

Presenting this delightful two-bedroom, first-floor maisonette, offered with no chain and vacant possession, perfectly positioned in the heart of Canton. This period conversion boasts a harmonious blend of traditional charm and contemporary comfort, featuring a modern kitchen and bathroom, a spacious reception room, and a long lease with 973 years remaining. Additionally, the property benefits from a shared garden ideal for outdoor relaxation and a private external storage cupboard, catering to practical living needs.

Situated just 0.2 miles from Cowbridge Road East, residents enjoy quick and convenient access to a vibrant array of shops, cafes, restaurants, bars, and general amenities. The popular Canton location is well-known for its welcoming community atmosphere, while Cardiff city centre lies only 1.2 miles east, easily walkable within 30 minutes or accessible through excellent public transport links.

Step inside to the inviting reception room, providing an ideal space for relaxing or entertaining guests. The modern kitchen is thoughtfully equipped with quality fittings and delivers ample storage and preparation areas. Two well-proportioned bedrooms offer comfortable accommodation with plentiful natural light. Completing the layout, the contemporary bathroom features sleek fixtures and a clean design, ensuring a refreshing start to the day.

This maisonette represents a fantastic opportunity for first-time buyers, professionals, or investors seeking a stylish home in a desirable location close to all local amenities and city attractions. With no onward chain and immediate vacant possession, viewings are highly recommended to fully appreciate the appeal this property offers.



ROOM DESCRIPTIONS

Externally

The property is approached via entrance on Atlas Road which gives access to the shared rear garden, the property's own private external storage cupboard (3'2" (w) x 4'0" (l)) and external metal staircase rises to first floor to private terrace area and private entrance for No. 58b.

Entrance Hall

Accessed via uPVC front door with obscured DG panel; laminate flooring; radiator; access to Bathroom and open plan to Kitchen and steps up to reception spaces beyond; uPVC DG window to side

Bathroom

7' 3" MAX x 9' 9" (2.21m x 2.97m) Laminate flooring; pedestal wash hand basin with separate hot and cold water taps and tiled splashback; WC; corner panelled bath with separate hot and cold water taps and electric shower over, tiled walls and shower screen; cupboard housing gas central heating boiler: BAXI Combi 105 HE; uPVC obscured DG window to rear

Kitchen

7' 7" x 9' 3" (2.31m x 2.82m) Laminate flooring continues from Hallway; radiator; modern fitted kitchen with matching wall and base units with worktops over and matching splashbacks; inset stainless steel sink with mixer tap; integrated Hotpoint Schott Ceran 4-ring electric hob; integrated Hotpoint electric fan-assisted oven; integrated Beko slim-line dishwasher; integrated Lamona fridge/freezer; 3 x uPVC DG windows to side

Dining Area

11' 3" MAX x 13' 7" (3.43m x 4.14m) Accessed via 4 steps from the Hallway; laminate flooring; radiator; access to both Bedrooms; uPVC DG window to side

Living Area

10' 8" MAX x 13' 3" INTO BAY (3.25m x 4.04m) Laminate flooring continues; radiator; bay window to front with uPVC DG

Bedroom 1

10' 10" x 13' 8" (3.30m x 4.17m) Carpeted; radiator; uPVC DG window to rear

Bedroom 2

11' 11" x 10' 2" (3.63m x 3.10m) Carpeted; radiator; feature fireplace surround; 2 x uPVC DG windows to front



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Not suitable for wheelchair users.

EPC Rating: D (63)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

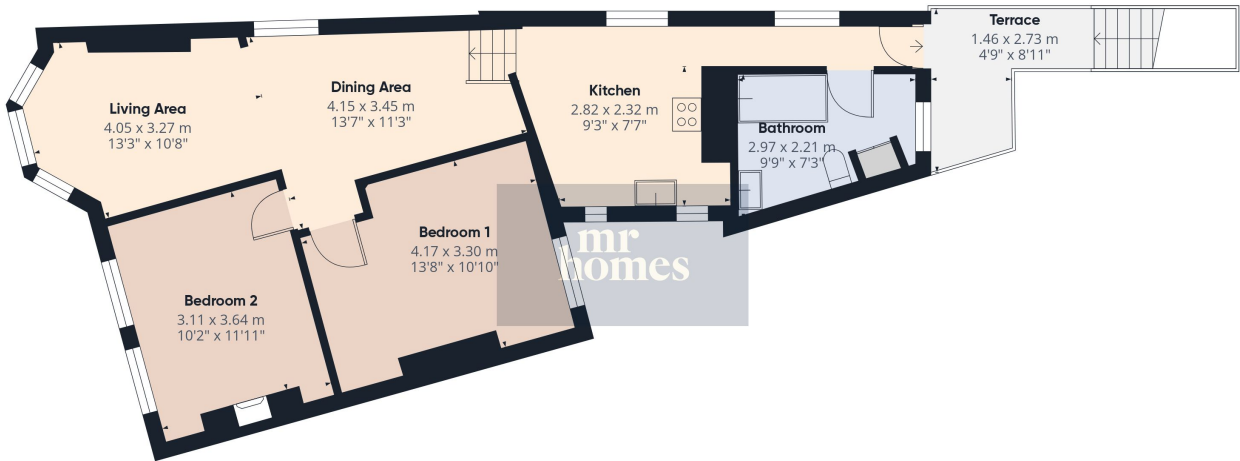
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Construction Type

Standard



FLOORPLAN & EPC



Approximate total area⁽¹⁾
65.3 m²
703 ft²

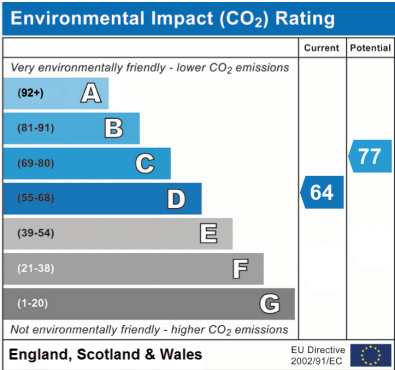
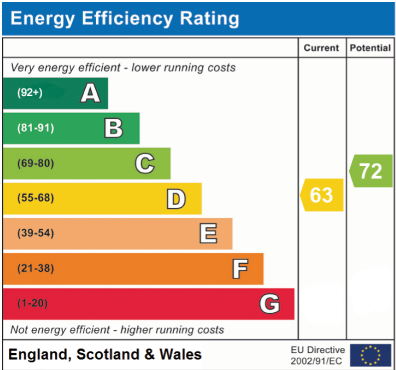
Balconies and terraces
5.2 m²
56 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1



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