

# 17 Brunswick Street

Cardiff CF5 1LH



- Three Bedrooms
- First Floor Bathroom

- Bay Fronted
- Garden

- Good Location
- South Facing Garden

A desirable terrace home located in fashionable Canton, offering three bedrooms, a first floor bathroom, two open plan reception rooms and a fitted kitchen. The property is bay fronted, benefitting from a forecourt and an enclosed south facing garden to the rear. Canton is just a short walk from Cardiff City Centre and has a vibrant high street with many bars, restaurants and bistros and excellent transport links.

### Entrance

A forecourt and a PVCu door.

### Hallway

Laminate flooring, stairs rising to the first floor, coved ceiling, decorative cornices and a radiator.

### Dining Room 11'06 x 11'04 into chimney recess (3.51m x 3.45m into chimney recess)

Laminate flooring, a rear aspect PVCu double glazed window and a radiator. Coved ceiling and open into:

### Living Room 12'09 into bay x 11'04 into chimney recess (3.89m into bay x 3.45m into chimney recess)

Laminate flooring, a front aspect PVCu double glazed bay window, a traditional fireplace, coved ceiling and a radiator.

### Kitchen 11'04 x 9'08 (3.45m x 2.95m)

A modern kitchen fitted with wall and base units, there is a four burner gas hob, a hood and a built in oven. A 1 and ½ bowl stainless steel sink, plumbing for appliances, a breakfast bar and storage beneath the stairs. Side aspect PVCu double glazed window and a door to the garden. Space for a fridge/freezer.

### First Floor

#### Landing

Fitted carpet and loft access.

### Master Bedroom 15'01 into chimney recess x 10'07 (4.60m into chimney recess x 3.23m)

Laminate flooring, two front aspect PVCu double glazed windows and a radiator.

### Bedroom Two 11'07 x 9'04 into chimney recess (3.53m x 2.84m into chimney recess)

Laminate flooring, a rear aspect PVCu double glazed window, built in storage and a radiator.

### Bedroom Three 9'08 max x 8'06 (2.95m max x 2.59m)

Laminate flooring, a rear aspect PVCu double glazed window and a radiator.



### Bathroom

A three piece suite comprising a panelled bath with a shower over and glass shower screen, a low level W/C and a pedestal wash basin. Tile floor, side aspect obscured PVCu double glazed window, tile splash-backs and a heated towel rail.

### Outside

#### Forecourt

Dwarf wall, picket fence and a PVCu door.

#### Rear Garden

Laid mainly to paving and boasting a southerly aspect.