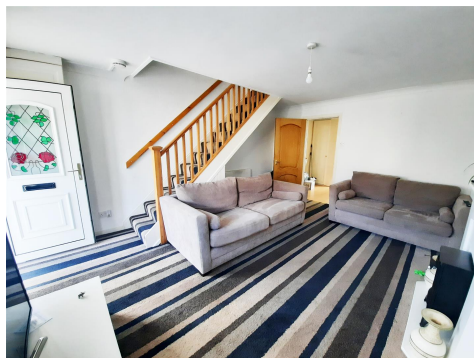
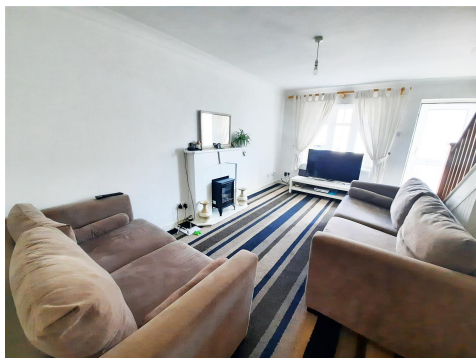




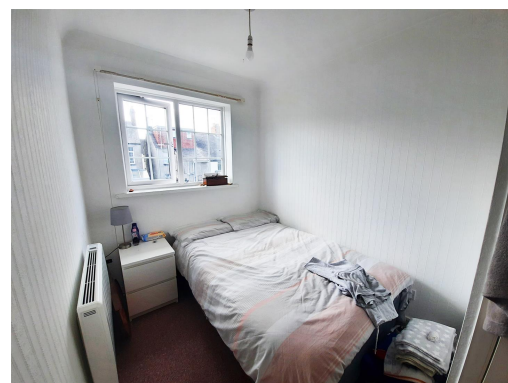
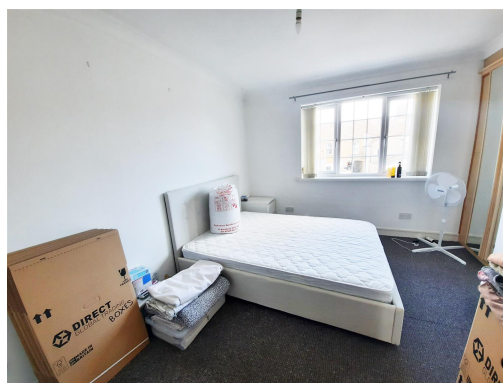
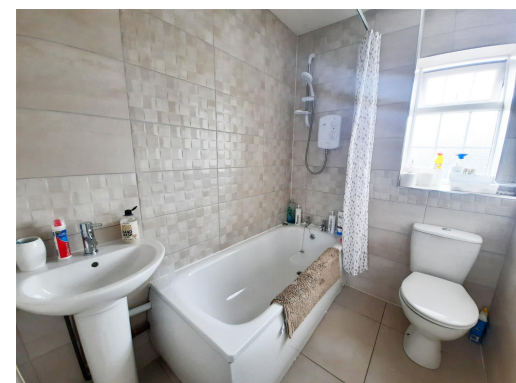
Glamorgan Street Mews, Canton, Cardiff

£250,000



Daniel Matthew Estate Agents
14 High Street, Barry. CF62 7EA
01446 502 806

DanielMatthew
ESTATE AGENTS



Glamorgan Street Mews, Canton, Cardiff £250,000

Daniel Matthew Estate Agents are pleased to offer for sale this two bedroom semi detached property situated in the popular location of Canton. Property comprises cloakroom, lounge and kitchen. To the first floor two bedrooms and shower room. Further benefits are garden to the side, off road parking for one vehicle, close to local amenities and schools, walking distance to Cardiff Town centre. Property is sold with no ongoing chain. Highly recommended for viewings, please contact a member of our team 01446 502806.

PORCH

Enter via UPVC double glazed door to porch area, door leading to lounge.

Lounge (13'5" x 10'0") or (4.09m x 3.07m)

UPVC double glazed window to front aspect, plain ceiling, papered walls, carpet flooring, stairs to first floor, electric heater, door to kitchen

Kitchen (10'0" x 6'7") or (3.07m x 2.02m)

UPVC window to rear aspect, matching wall and base units, with work surface, cooker point, space for fridge/freezer, tiled walls, laminated flooring, stainless steel sink/drainage, cupboard.

Inner Hallway (9'10" x 6'7") or (3.0m x 2.03m)

Further storage space to house washing machine and tumble dryer, door to cloakroom, UPVC double glazed door leading to outside area.

CLOAKROOM

UPVC double glazed obscured window to rear aspect, low level WC, wall mounted wash hand basin, plain ceiling, plain walls with tiled splashback.

Landing

Textured ceiling, papered walls, carpet flooring, doors leading to all first floor rooms.

Bedroom One (12'9" x 9'1") or (3.91m x 2.79m)

UPVC double glazed window to front aspect, plain ceiling, papered walls, carpet flooring, electric heater, fitted wardrobe.

Bedroom Two (11'1" x 6'5") or (3.38m x 1.96m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, cupboard housing water tank, electric heater.

Bathroom

UPVC double glazed obscured window to rear aspect, low level WC, wash hand basin with vanity unit, panelled bath with shower over head, tiled walls, vinyl flooring.

Outside

Paved off road parking or outside area.

Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

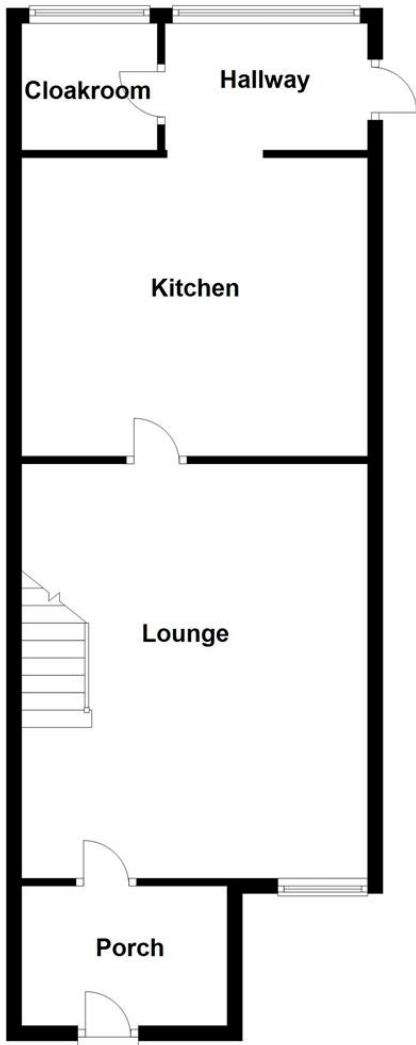
Tenure

The resale tenure for this property is Leasehold

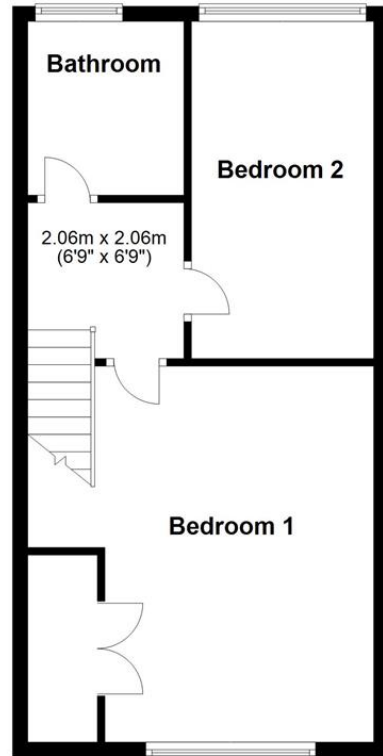
Council Tax


The council tax for this property is band D

Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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