

# Regina Terrace, Canton, Cardiff, CF5 1GJ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£525,000**



Detached House



# Property Description

\*BEAUTIFULLY PRESENTED, DETACHED FOUR BEDROOM HOUSE WITH LOFT ROOM\* MGY are delighted to bring to market this four bedroom detached house situated on the much favoured Regina Terrace in Canton. The accommodation briefly comprises lounge, downstairs WC, exceptional kitchen/diner and utility/shower room, four bedrooms and family bathroom. The property further benefits from a large loft room, gas central heating and side access into private low maintenance rear garden.

\*Viewing highly recommended\*

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 2,036 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in a convenient location close to all local amenities at Canton and Pontcanna. Thompson Park and Victoria Park are both within easy walking distance and Llandaff Fields is also very close at hand. There is a regular transport into the city centre.

## ENTRANCE HALL

Approached via composite door with obscured glass window to side. Immaculate large entrance hallway with carpet and original tiled flooring. Coving to ceiling. Spotlights and pendant light. Radiator.

## LOUNGE

14' 3" x 11' 10" (4.36m x 3.62m)  
Large double glazed bay window to front aspect with fitted shutters. Original wood flooring. Log burner with slate hearth and brick surround. Fitted cupboard to one alcove. Coving and alcoves. Pendant light. Picture rail. Radiator. Power points.

## KITCHEN/DINER

30' 7" x 13' 7" (9.34m x 4.16m)  
Exceptional kitchen and dining area with a range of wall, base and drawer units with worktops over incorporating Smeg four ring gas hob with stainless steel extractor above and electric oven below, and inset sink with mixer tap and drainer. Tiled flooring with electric underfloor heating. Breakfast bar with storage cupboard beneath. Space for table and chairs. Space for American fridge freezer. Integrated dishwasher. Spotlights to ceiling with additional pendant light. Double glazed window to side. Two radiators. Power points. Bifold doors leading to private rear garden. Door to shower room.

## UTILITY AND SHOWER ROOM

The utility area is fitted with a range of base and drawer units with wooden countertops over and inset sink with mixer tap. Large double glazed window to rear aspect with fitted blinds. Wood flooring. Fixed shelving plus space for appliances and plumbing for washing machine. Spotlights. PowerPoints. The shower room comprises; mains dual head shower with tiled splash backs and flooring. Heated towel rail and Extractor.

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## DOWNSTAIRS WC

3' 9" x 3' 1" (1.15m x 0.94m)

White suite comprising WC with concealed cistern and wall mounted sink with mixer tap over. Tiled splashback. Tiled flooring. Pendant light. Fixed shelving. Heated towel rail. Extractor fan.

## FIRST FLOOR

### FIRST FLOOR LANDING

A bright spacious landing area with doors to all rooms. Carpet. Pendant light. Radiator. Power points.

### BEDROOM ONE

13' 6" x 11' 11" (4.12m x 3.64m)

An impressive principal double bedroom with double glazed bay window to the front aspect. Carpet. Fitted wardrobe and shelving with under lighting. Pendant light. PowerPoints and Radiator.

### BEDROOM TWO

11' 10" x 8' 3" (3.62m x 2.54m)

Large double glazed window to front aspect. Fixed shelving to one wall. Pendant light. Carpet. Power points. Radiator.

### BEDROOM THREE

11' 8" x 8' 4" (3.56m x 2.55m)

Large double glazed window to rear aspect. Pendant light. Carpet. Power points. Radiator.

### BEDROOM FOUR

11' 8" x 8' 2" (03.56m x 2.50m)

Large double glazed window to rear aspect. Fitted cupboard housing boiler. Carpet. Pendant light. Power points.

## BATHROOM

11' 8" x 5' 5" (3.56m x 1.66m)

White suite comprising; Bath with mains shower over, WC with concealed cistern, and vanity wash hand basin with mixer tap over and storage beneath. Wall mounted mirror. Obscured double glazed window to rear aspect. Tiled walls. Tiled wood effect flooring. Heated towel rail. Spotlights. Extractor fan.

## STORAGE CUPBOARD

Large storage cupboard with fixed shelving. Pendant light. Carpet.

## SECOND FLOOR

### SECOND FLOOR LANDING

A second landing leading to loft room. Storage units either side of landing. Obscured double glazed window. Carpet. Radiator and Power points.

### LOFT ROOM

22' 8" x 17' 7" (6.92m x 5.37m)

Large double bedroom with Velux window to ceiling. Built in storage to eaves. Carpet. Spotlights. Exposed wooden beams. Radiator and Power points.

## OUTSIDE

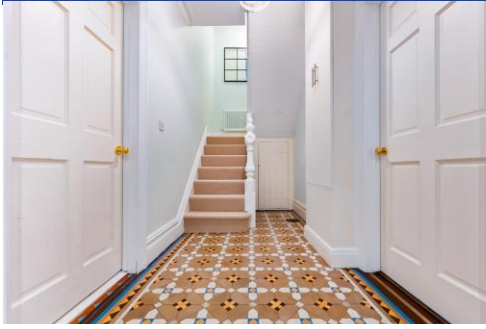
### REAR GARDEN

A beautifully landscaped low maintenance rear garden with full width paved terrace and a brick wall surround. Garden shed. Outside tap. External Power points and lighting. Side gate access.

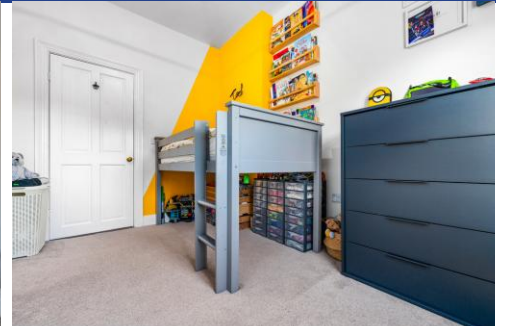
## TENURE

MGY are advised that the property is freehold.

Regina Terrace,  
Canton, Cardiff, CF5 1GJ



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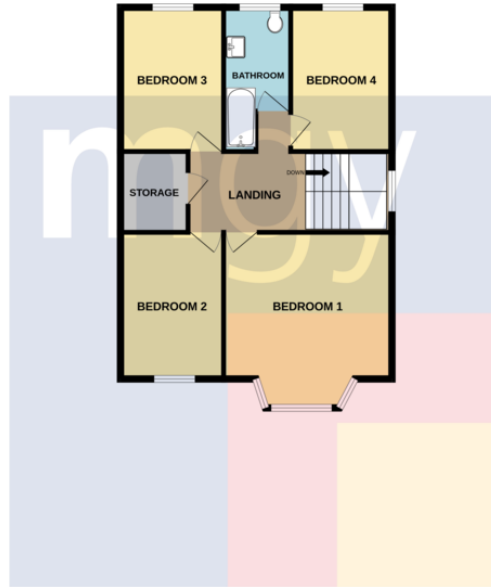


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GROUND FLOOR  
863 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR  
677 sq.ft. (62.9 sq.m.) approx.

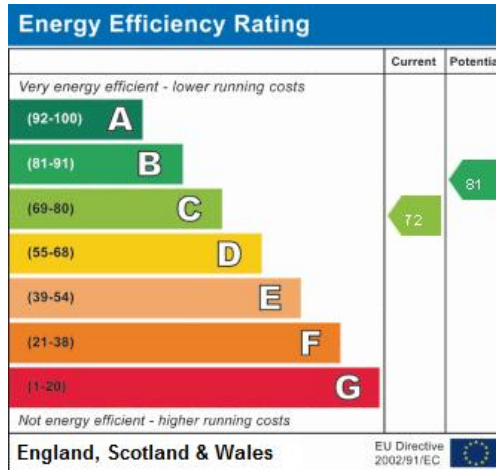


2ND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 2036 sq.ft. (189.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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