

Lansdowne Road, Canton, Cardiff, CF5 1JU



Estate Agents and
Chartered Surveyors

Asking Price Of

£340,000



End Terraced House

3

1

2

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Property Description

RARELY AVAILABLE, THREE BEDROOM, END OF TERRACE HOUSE IN THE HEART OF CANTON MGY are delighted to bring to market this well presented semi-detached home situated on the much favoured Lansdowne Road, Canton. The accommodation briefly comprises :- porch leading to entrance hall, open plan lounge/diner, kitchen, utility area, downstairs WC, three bedrooms, and family bathroom. The property further benefits from a double garage to the rear, double glazing throughout, and has a good sized rear garden with lane access. *Viewing highly recommended*

Tenure Freehold

Council Tax Band D

Floor Area Approx 947 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via glazed front door leading from porch. Parquet flooring. Pendant light fitting. Radiator. Fitted cupboards housing utility meters. Doors to lounge/diner, kitchen, and under stair storage cupboard. Stairs rising to first floor.

LOUNGE

11' 11" x 11' 9" (3.64m x 3.60m)
Laminate flooring. Double glazed bay window to front aspect. Picture rail. Pendant light fitting. Radiator. Two alcoves. TV and telephone point. Power points. Open to :-

DINING ROOM

11' 11" x 11' 9" (3.64m x 3.60m)
Continuation of the laminate flooring. Pendant light fitting. Radiator. Power points. Double glazed door leading to rear garden. Door leading back into hallway.

KITCHEN

18' 10" x 6' 5" (5.76m x 1.98m)
Laminate flooring. Range of wall, base and drawer units with worktops over incorporating 1.5 stainless steel sink and drainer with hot and cold tap over, and four ring gas hob with extractor above. Integrated oven. Partially tiled walls and tiled splashback. Pendant light fitting. Space for appliances such as dishwasher and fridge/freezer. Double glazed window to side aspect. Radiator. Power points. Double glazed door leading to rear garden. Opening into utility room.

UTILITY AREA

Continuation of laminate flooring. Space and plumbing for washing machine. Shelving. Door to downstairs WC.

DOWNSTAIRS WC

6' 9" x 3' 8" (2.06m x 1.14m)
Tiled flooring and partially tiled walls. Obscure double glazed window to rear aspect. Pedestal wash hand basin with hot and cold tap over. Pendant light fitting. WC. Wall mounted boiler.

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FIRST FLOOR

Carpet to floor. Loft hatch. Pendant light fitting.
Doors to all bedrooms and family bathroom.

MASTER BEDROOM

11' 9" x 9' 10" (3.59m x 3.00m)
Carpet to floor. Double glazed bay window to front aspect. Built in wardrobes with hanging and shelving space. Picture rail. Pendant light fitting. Radiator. Power points.

BEDROOM TWO

11' 10" x 11' 4" (3.63m x 3.46m)
Carpet to floor. Double glazed window to rear aspect. Pendant light fitting. Fitted wardrobes with hanging and shelving space. Power points. Radiator.

BEDROOM THREE

8' 7" x 6' 5" (2.62m x 1.97m)
Exposed floorboards. Picture rail. Double glazed window to front aspect. Pendant light fitting. Radiator. Power points.

BATHROOM

Vinyl flooring. Tiled walls. Adapted walk in shower cubicle with electric shower over. Pedestal wash hand basin with hot and cold tap over. WC. Obscure double glazed window to rear aspect. Pendant light fitting.

OUTSIDE

Front - Wall border. Patio. Gate providing side access through to rear garden.

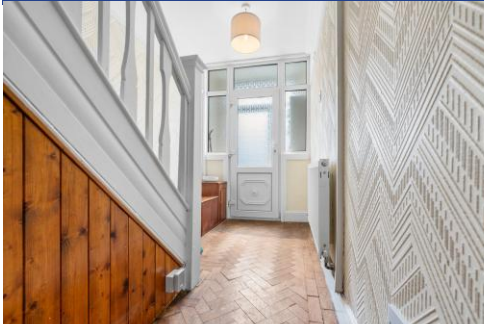
Rear - Accessible from kitchen and dining room. Laid to patio. Wall border. Gate providing rear lane access. Door to double garage. Shingled area. Lawn area.

Garage - 7.00m x 4.07m
Roller shutter door. Space for two cars. Window onto rear garden.

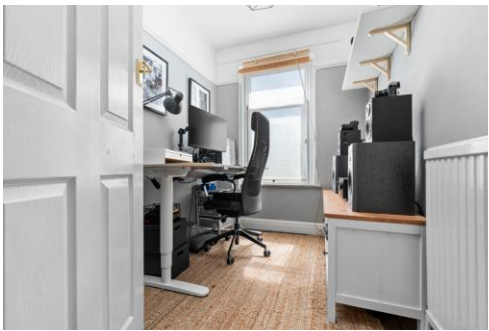
TENURE

MGY are advised that the property is FREEHOLD.

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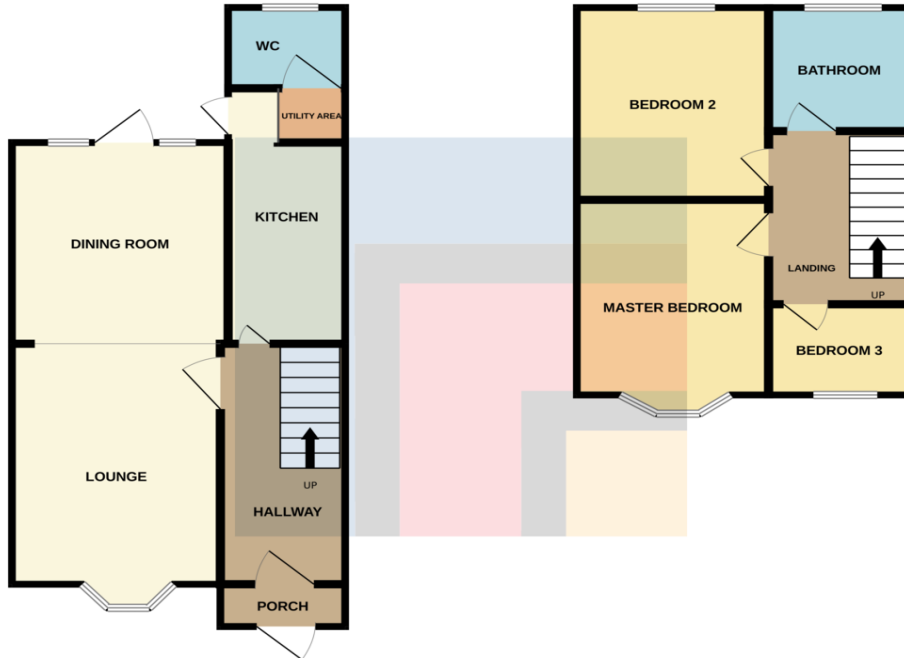
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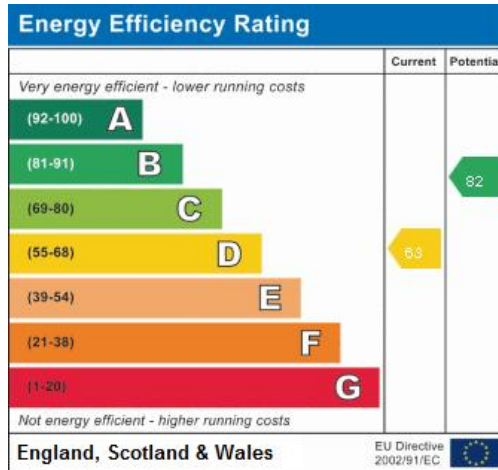
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GROUND FLOOR

1ST FLOOR



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