

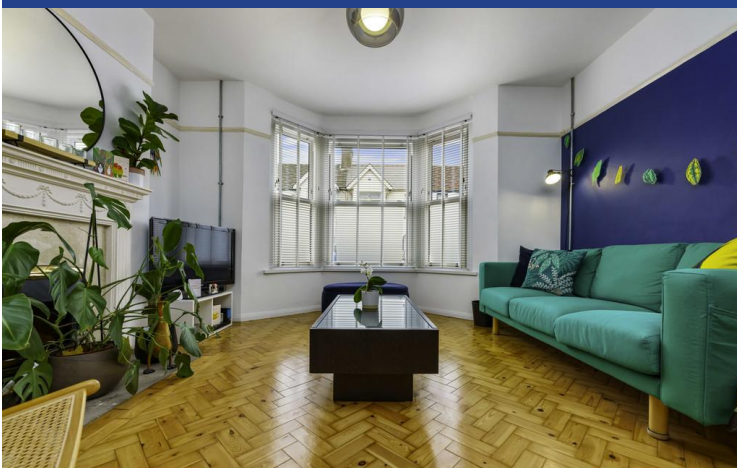
York Street, Canton, Cardiff, CF5 1ND



Estate Agents and
Chartered Surveyors

Asking Price Of

£375,000



Mid Terraced House

3

1

2

2

Property Description

BEAUTIFULLY PRESENTED, THREE BEDROOM, MID TERRACED HOUSE IN THE HEART OF CANTON MGY are delighted to bring to market this three bedroom, mid-terraced house situated in the highly sought after area of Canton. The property briefly comprises lounge, dining room, kitchen, three bedrooms and family bathroom. The property further benefits from a low maintenance rear garden, double garage, gas central heating and double glazing throughout.

Viewing highly recommended

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,116 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via private forecourt with tiled walkway and front railings. Composite front door with obscured glass top panels and obscured glass panels to side. Original features include restored wooden block flooring and picture rail. Radiator. Fitted light pendants. Fitted cupboards housing utility meters. PowerPoints. Doors to all rooms. Stairs to first floor.

LOUNGE

13' 10" x 11' 5" (4.22m x 3.48m)

Double glazed sash bay window to front aspect. Original restored wooden block flooring. Electric fireplace with mantel surround. Alcoves. Fitted light pendants. Radiator. TV point. PowerPoints. Thermostat.

DINING ROOM

12' 2" x 11' 3" (3.72m x 3.44m)

Double glazed uPVC sliding doors leading to the kitchen. Original restored wooden block flooring. Alcoves. Fitted light pendants. Radiator. PowerPoints.

KITCHEN

16' 9" x 19' 8" (5.11max x 6.00m)

Range of wall, base and drawer units with contrasting worktops over incorporating stainless steel 1.5 sink with mixer tap over, and four ring electric hob with extractor above. Integrated double oven. Vinyl wood effect flooring. Space for appliances. Tiled splashbacks. Double glazed uPVC window to rear. PowerPoints. uPVC door leading to rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

Wooden panelled doors to all rooms and stairs leading from ground floor. Carpeted flooring. Fitted light pendant. Access to loft hatch which is insulated. Doors to all bedrooms and bathroom.

BEDROOM ONE

14' 4" x 12' 8" (4.38m x 3.88m)

Good size double bedroom with double glazed sash bay window plus casement window to front aspect. Carpeted flooring. Fitted light pendant. Fitted wardrobes across one wall. Picture rail. Radiator. PowerPoints.

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BEDROOM TWO

12' 9" x 12' 1" (3.89m x 3.69m)

Another double bedroom with double glazed window to rear aspect. Carpeted flooring. Fitted light pendant. Fitted wardrobes across two walls and alcoves, one housing Ideal Combi boiler installed 2019. Picture rail. Radiator. PowerPoints.

BEDROOM THREE

7' 2" x 6' 0" (2.20m x 1.84m)

Double glazed sash window to front aspect. Carpeted flooring. Picture rail. Fitted light pendant. PowerPoints.

BATHROOM

5' 10" x 5' 6" (1.80m x 1.70m)

Double glazed obscure glass window to rear aspect. Partly tiled walls. Low level WC. Stylish bath with freestanding mixer tap and shower head. Pedestal wash hand basin with hot and cold mixer tap above. Heated towel rail. Vinyl flooring. Extractor.

OUTSIDE

REAR GARDEN

Delightful low maintenance rear garden with laid to patio. Brick wall borders and shrub surround. Planted flower beds. Door to access WC.

DOUBLE GARAGE

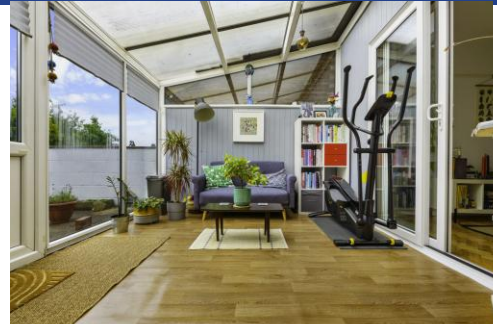
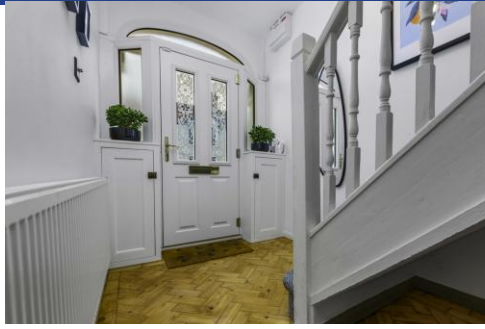
19' 10" x 19' 3" (6.05m x 5.87m)

Double garage with up and over access door and private rear lane access. Window to front. Power and lighting.

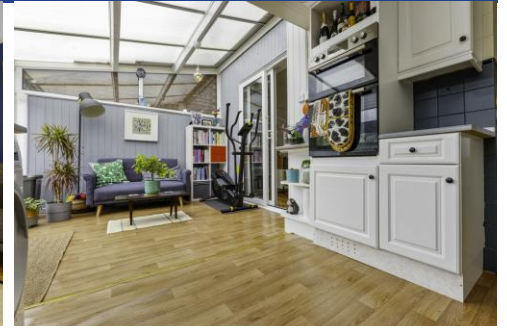
TENURE

MGY are advised that the property is FREEHOLD.

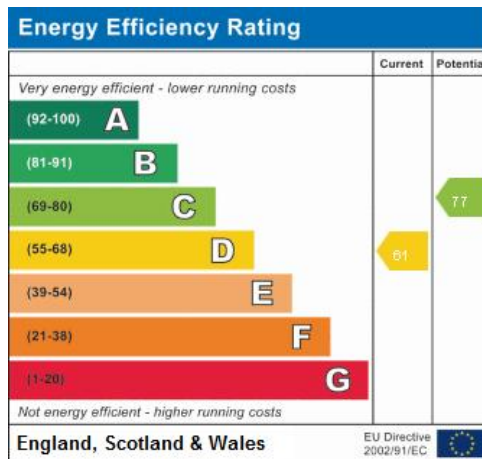
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