

# Bassett Street, Canton, Cardiff, CF5 1PP



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£300,000**



Terraced House

3

1

1

2

# Property Description

**\*\*NO CHAIN\* \*TRADITIONAL BAY FRONTED, THREE BEDROOM, TERRACED HOUSE\*\*** MGY are delighted to bring to market this well presented, three bedroom, mid-terraced house situated in the highly sought after area of Canton. The accommodation briefly comprises entrance hallway, lounge, dining room, open plan kitchen/breakfast room, three bedrooms, and family bathroom. The property further benefits from a low maintenance rear garden, gas central heating and double glazing throughout, and is chain free. **\*Viewing highly recommended\***

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,001 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via front door leading from pathway to front. Carpet to floor. Pendant light fitting. Picture rail. Radiator. Doors to both reception rooms and kitchen/diner. Stairs rising to first floor.

## LOUNGE

33' 9" x 33' 5" (10.3m x 10.2m)  
Carpet to floor. Double glazed Bay window to front aspect. Coving. Pendant light fitting. Radiator. Power points. TV and telephone point.

## DINING ROOM

32' 9" x 28' 6" (10m x 8.7m)  
Continuation of carpet to floor. Pendant light fitting. Radiator. Power points. Two small alcoves. Double glazed door leading to rear garden.

## KITCHEN/BREAKFAST ROOM

68' 6" x 29' 2" (20.9m x 8.9m)  
Modern fitted kitchen with a range of base and drawer units with worktops over incorporating inset 1.5 sink with drainer and mixer tap over and four ring gas hob with extractor above and electric oven beneath. Tiled splashback. Integrated dishwasher. Space for washing machine. Double glazed window to rear aspect. Pendant light fittings. Exposed brick wall. Vertical radiator. Storage cupboard housing 'Worcester' combination boiler. LVT Vinyl Flooring. Power points. Double glazed door leading to rear garden.

## FIRST FLOOR

Carpet to floor. Split level landing. Pendant light fitting. Doors to all bedrooms and bathroom.

## BEDROOM ONE

39' 4" x 33' 1" (12.0m x 10.1m)  
Carpet to floor. Two double glazed windows to front aspect. Radiator. Pendant light fitting. Power points. Built in mirrored sliding wardrobes.

## BEDROOM TWO

33' 9" x 28' 2" (10.3m x 8.6m)  
Carpet to floor. Two alcoves. Pendant light fitting. Power points. Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

26' 6" x 16' 9" (8.10m x 5.11m)  
Carpet to floor. Double glazed window to front aspect. Pendant light fitting. Radiator. Power points.

## BATHROOM

Tiled walls. White three-piece-suite comprising WC, pedestal wash hand basin with mixer tap over and panelled bath with mixer tap and mains powered shower over. Heated towel rail. Pendant light fitting. LVT Vinyl Flooring. Obscure window to rear aspect.

## OUTSIDE

Front - Gate to front. Railings. Pathway to front door.  
Rear - Laid to patio. Wall border. Storage.

## TENURE

MGY are advised that the property is FREEHOLD.

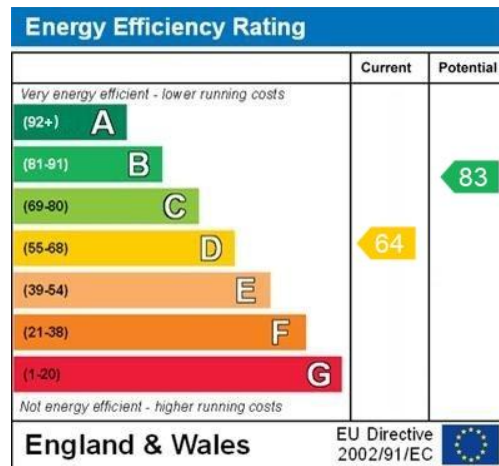
Bassett Street,  
Canton, Cardiff, CF5 1PP



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