

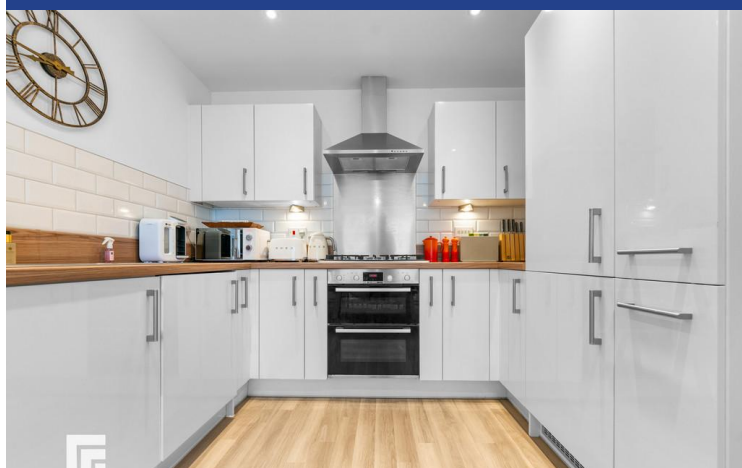
The Boulevard,  
Canton,  
Cardiff, CF11 8FB



Estate Agents and  
Chartered Surveyors

Asking Price Of

£369,950



End Terraced House

4

2

3

1

# Property Description

**\*\*IMMACULATELY PRESENTED, FOUR BEDROOM, END OF TERRACE HOUSE\*\*** MGY are delighted to bring to market this spacious and very well presented end of terrace house located in the highly sought after development of 'The Mill' in Canton. The accommodation is split over three floors briefly comprises entrance hallway, lounge, kitchen/diner, downstairs WC, four bedrooms - master en-suite, and family bathroom. The property further benefits from gas central heating and double glazing throughout, and a great sized rear garden.

\*Viewing highly recommended\*

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,281 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## ENTRANCE HALL

Entered via front door. Laminate flooring. Pendant lighting. Radiator. Doors to downstairs WC, kitchen/diner, lounge, and under stairs storage cupboard. Stairs rising to first floor.

## LOUNGE

16' 2" x 9' 7" (4.93m x 2.92m)  
Continuation of the laminate flooring. Pendant lighting. Radiator. Power points. TV and telephone point. Double glazed window to rear aspect. Double glazed French doors leading to rear garden.

## KITCHEN/DINER

9' 1" x 16' 2" (2.77m x 4.93m)  
Double glazed dual aspect to front. Modern fitted kitchen with worktops over incorporating stainless steel 1.5 sink with mixer tap over, and gas hob with extractor above and electric oven beneath. Tiled splashback. Integrated appliances such as fridge/freezer and dishwasher. Power points. Radiator. Continuation of laminate flooring from hallway. Pendant lighting.

## DOWNSTAIRS WC

2' 11" x 6' 2" (0.89m x 1.88m)  
Continuation of laminate flooring. Pendant lighting. Radiator. WC. Double glazed obscure window to front aspect. Pedestal wash hand basin with mixer tap over. Tiled splashback. Wall mounted mirror.

## FIRST FLOOR

Carpet to stairs and landing. Split level landing. Pendant lighting. Power points. Doors to three bedrooms and family bathroom. Stairs rising to second floor. Doors to storage cupboards.

## BEDROOM TWO

8' 4" x 13' 2" (2.54m x 4.01m)  
Located at the rear of the house. Double glazed window to rear aspect. Carpet to floor. Pendant lighting. Radiator. Power points.

## BEDROOM THREE

9' 4" x 12' 8" (2.84m x 3.86m)  
Located at the front of the house. Carpet to floor. Double glazed window to front aspect. Pendant lighting. Power points. Radiator.

## BEDROOM FOUR

7' 6" x 6' 10" (2.29m x 2.08m)  
Located at the rear of the house. Carpet to floor. Pendant lighting Radiator. Power points. Double glazed window to rear aspect.

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## FAMILY BATHROOM

6' 6" x 6' 2" (1.98m x 1.88m)

Tiled flooring and partially tiled walls. White three-piece-suite comprising panelled bath with hot and cold tap over and handheld shower attachment above, wall mounted wash hand basin with mixer tap over, and WC. Double glazed obscure window to front aspect. Pendant lighting.

## SECOND FLOOR

Carpet to stairs and landing. Radiator. Door to master bedroom. Pendant lighting.

## MASTER BEDROOM

12' 6" x 24' 0" (3.81m x 7.32m)

Carpet to floor. Radiators. Double glazed windows to front and rear aspect. TV point. Power points. Storage cupboard housing boiler. Fitted wardrobes. Pendant lighting. Door to en-suite shower room.

## ENSUITE

6' 8" x 5' 5" (2.03m x 1.65m)

Tiled flooring and partially tiled walls. Pendant lighting. Wall mounted wash hand basin with mixer tap over. Splashback. WC. Walk in shower cubicle with mains powered shower over. Chrome heated towel rail.

Front – Allocated parking. Walk way to front door. Railing border. Shrubbery.

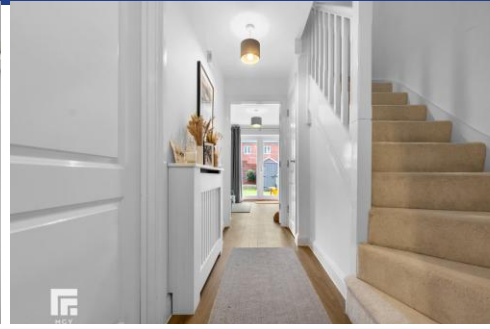
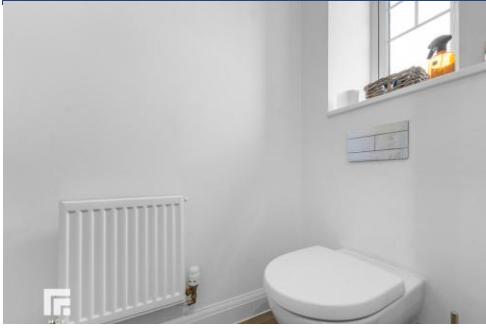
Rear - Laid to patio. Lawn area. Fence and wall border.

## TENURE

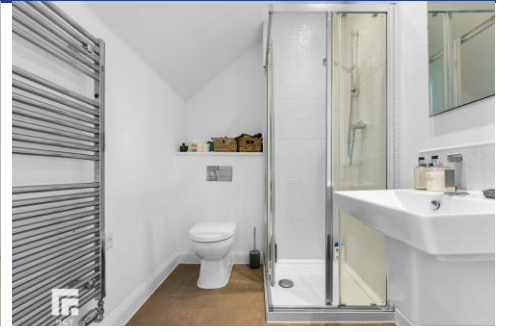
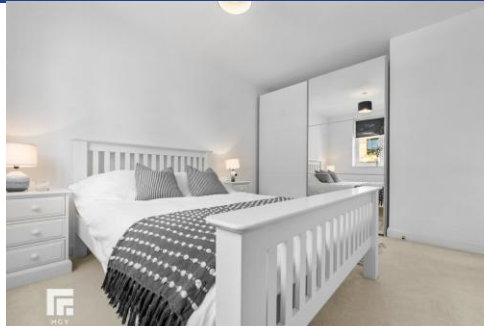
MGY have been advised that the property is FREEHOLD.

## OUTSIDE

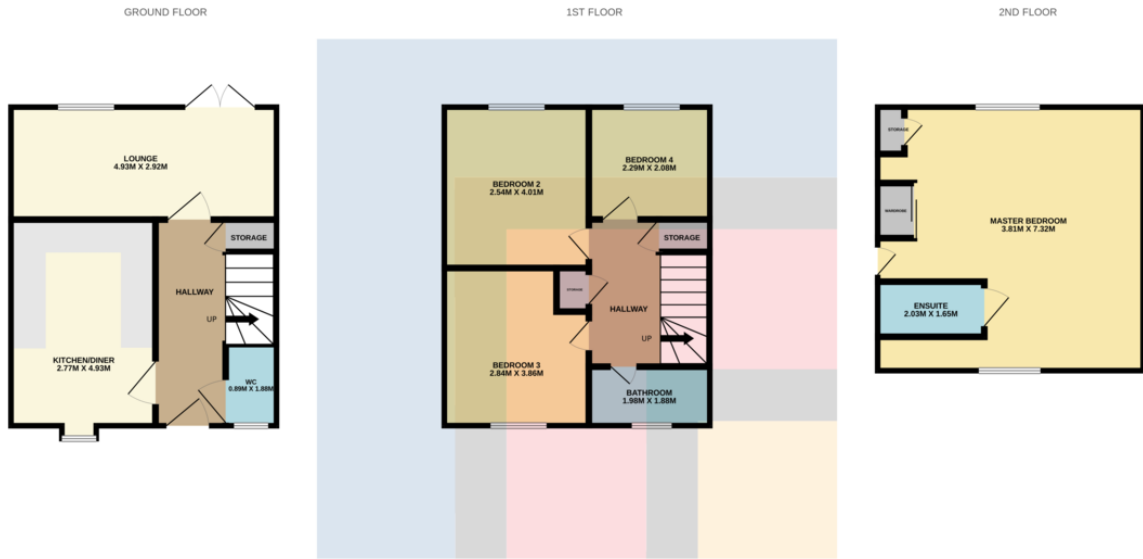
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	86   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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