

Windway Road, Canton, Cardiff, CF5 1AF



Estate Agents and
Chartered Surveyors

Offers in Excess Of

£375,000



Mid Terraced House

4

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Property Description

SUPERBLY PRESENTED, FOUR BEDROOM MID TERRACED HOUSE WITH NO CHAIN MGY are delighted to bring to market this bright and spacious, four-bedroom, mid-terraced house situated on the much favoured Windway Road, Canton. The accommodation is split over three floors briefly comprises entrance hallway, lounge, kitchen/breakfast room, downstairs WC, four bedrooms - master en-suite, and family bathroom. The property further benefits from gas central heating and double glazing throughout, great sized rear garden, and is chain free. *Viewing highly recommended*

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,413 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

Entered via wooden front door leading from street. Tiled flooring. Pendant light fitting. Built in bench with storage beneath. Radiator. Doors leading to lounge and kitchen breakfast room. Stairs rising to first floor.

LOUNGE

Wooden flooring. Double glazed windows to front aspect with bench seating beneath. Pendant lighting. Power points. Alcoves with built in shelving. Radiator. TV point. Radiator.

KITCHEN/BREAKFAST ROOM

Tiled flooring. Modern fitted kitchen with a range of wall, base and drawer units with 'Mirostone' worktops over incorporating stainless steel sink with mixer tap over and induction hob with extractor above. Integrated oven and grill. Tiled splashback. Central island with worktops over and storage beneath. Ample space for a dining table. Pendant lighting. Power points. Radiator. Door to downstairs WC. Black double glazed Crittall doors leading to rear garden. Skylight providing a good amount of natural lighting. TV point.

DOWNSTAIRS WC

Continuation of tiled flooring. WC. Vanity wash hand basin with mixer tap above and storage beneath. Tiled splashback. Radiator. Pendant light fitting. Obscure double glazed window to rear aspect.

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FIRST FLOOR

Carpet to floor. Pendant lighting. Doors to three bedrooms and family bathroom. Stairs rising to second floor.

BEDROOM TWO

Carpet to floor. Pendant light fitting. Radiator. Two double glazed windows to front aspect. Power points.

BEDROOM THREE

Carpet to floor. Pendant light fitting. Radiator. Built in wardrobes. Power points. Double glazed window to rear aspect.

BEDROOM FOUR

Carpet to floor. Pendant light fitting. Radiator. Power points. Two double glazed window to front aspect.

BATHROOM

Tiled flooring and partially tiled walls. Pendant lighting. WC. Walk in shower cubicle with mains powered shower over. Vanity wash hand basin with mixer tap over. Tiled splashback. Black heated towel rail. Obscure double glazed window to rear aspect.

SECOND FLOOR

Carpet to floor. Pendant light fitting. Door leading to master bedroom.

MASTER BEDROOM

Oak flooring. Spotlights. Vaulted ceilings. Double glazed french doors to rear aspect with an additional skylight to front. Fitted wardrobes. Radiator. Power points. Door to en-suite shower room.

ENSUITE

Tiled flooring and partially tiled walls. Spotlights. Walk in shower cubicle with mains powered shower over. WC. Extractor fan. Vanity wash hand basin with mixer tap over and storage beneath. Tiled splashback. Black heated towel rail. Obscure window to front aspect.

OUTSIDE

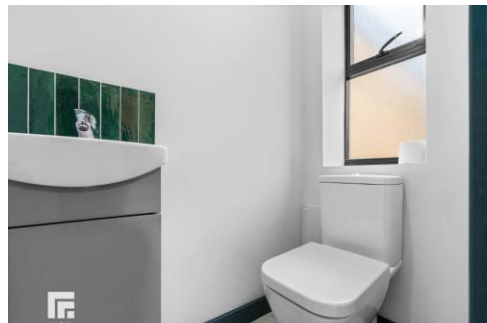
Front - On road parking. Steps leading up to front door.

Rear - Laid to patio. Wall and fence border. Outside lighting. Shed.

TENURE

MGY have been advised that the property is FREEHOLD.

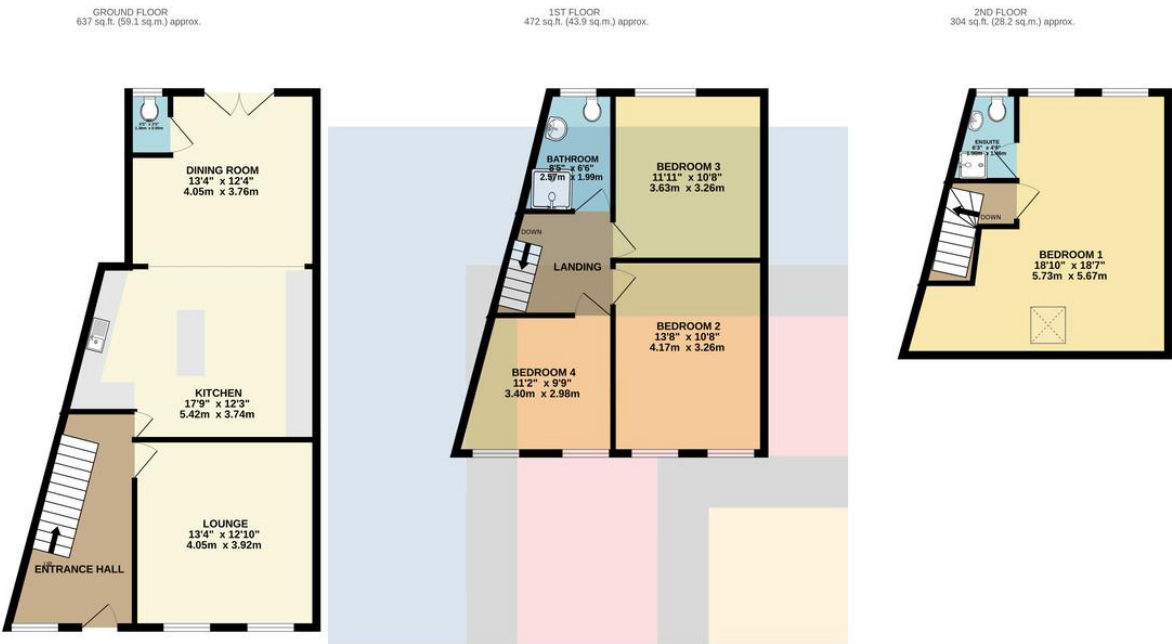
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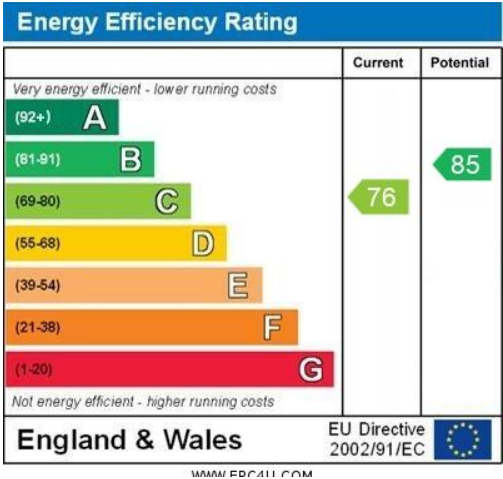
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TOTAL FLOOR AREA: 1413 sq.ft. (131.2 sq.m.) approx.

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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