

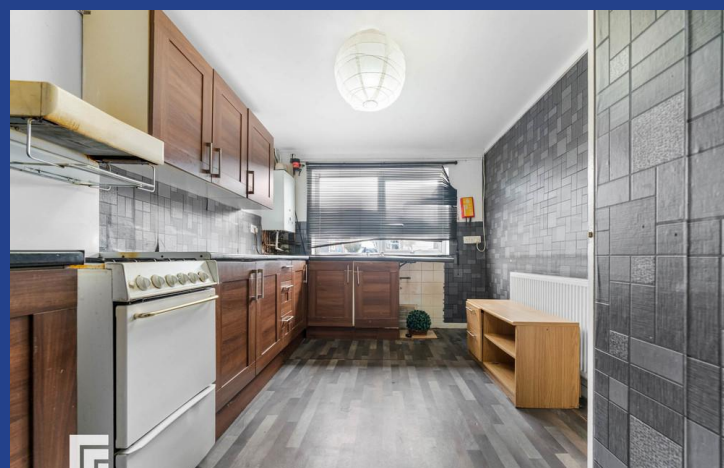
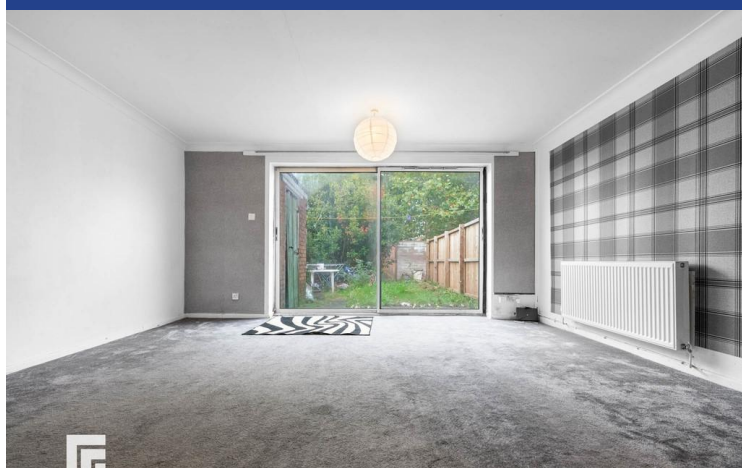
Canton Court, Canton, Cardiff, CF11 9BG



Estate Agents and
Chartered Surveyors

Asking Price Of

£260,000



Mid Terraced House

3

1

2

1

Property Description

WELL PRESENTED FAMILY HOME WITHIN WALKING DISTANCE TO THE CITY CENTRE
MGY are delighted to bring to market this three bedroom, mid-terraced house situated in the highly sought after area of Canton, Cardiff. The accommodation briefly comprises entrance hallway, lounge, kitchen, downstairs WC, three bedrooms and family bathroom. The property further benefits from off road parking, good sized rear garden, and is chain free. ***Viewing highly recommended***

Tenure Freehold

Council Tax Band D

Floor Area Approx 904 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door leading from private driveway. Pendant light fitting. Radiator. Power points. Doors to lounge, kitchen and WC. Stairs rising to first floor.

LOUNGE

15' 4" x 12' 2" (4.68m x 3.72m)
Carpet to floor. Pendant light fittings. TV and telephone point. Power points. Radiator. Double glazed French doors leading to rear garden.

KITCHEN

8' 11" x 13' 11" (2.72m x 4.25m)
Laminate flooring. Fitted kitchen with a range of wall, base and drawee units with worktops over incorporating sink with hot and cold tap over. Space for appliances such as oven, washing machine and fridge/freezer. Tiled splashback. Pendant light fitting. Double glazed window to front aspect. Power points. Radiator.

DOWNSTAIRS WC

Vinyl flooring. WC. Wall mounted wash hand basin with hot and cold tap over. Tiled splashback. Pendant light fitting. Double glazed obscure window to front aspect.

FIRST FLOOR

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

MASTER BEDROOM

8' 9" x 14' 10" (2.68m x 4.53m)
Carpet to floor. Double glazed window to rear aspect. Pendant light fitting. Radiator. Power points. Fitted wardrobe.

BEDROOM TWO

8' 9" x 12' 0" (2.68m x 3.66m)
Carpet to floor. Pendant light fitting. Radiator. Double glazed window to front aspect. Power points.

BEDROOM THREE

6' 3" x 11' 8" (1.91m x 3.56m)
Carpet to floor. Power points. Radiator. Double glazed window to rear aspect. Pendant light fitting.

BATHROOM

6' 2" x 7' 1" (1.90m x 2.18m)
Vinyl flooring. White three-piece-suite comprising panelled bath with hot and cold tap over, WC, pedestal wash hand basin with hot and cold tap over. Partially tiled walls. Double glazed obscure window to front aspect. Extractor fan.

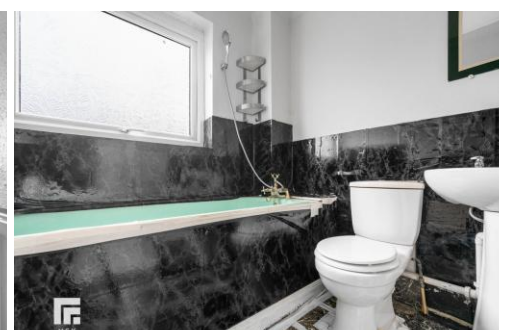
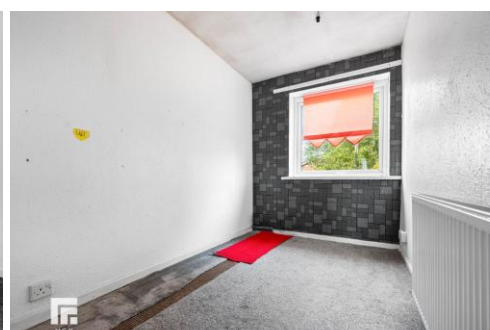
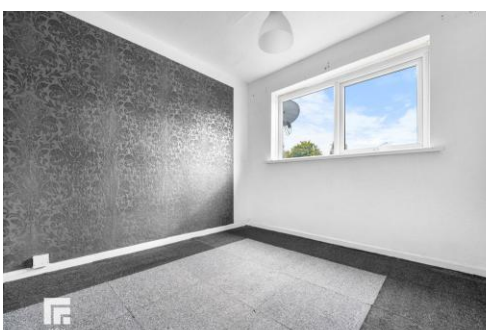
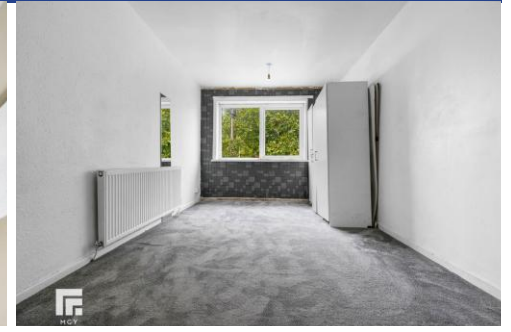
OUTSIDE

Front - Private driveway. Wall border.
Rear - Laid to patio. Fence border.

TENURE

MGY have been advised that the property is FREEHOLD.

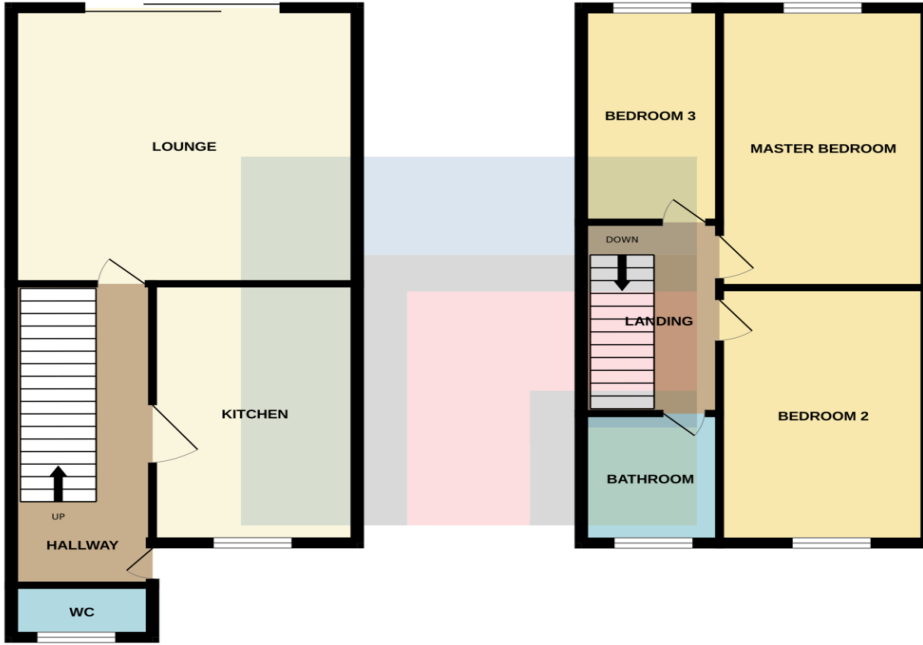
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GROUND FLOOR

1ST FLOOR



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		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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