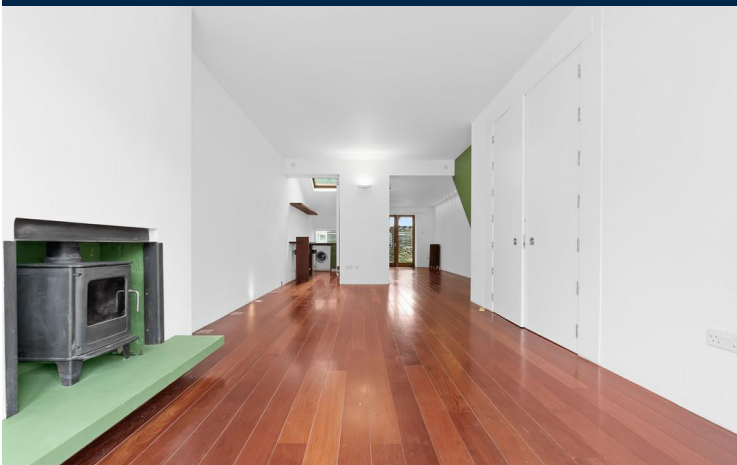




**PRESWYLFA STREET**  
CANTON  
CARDIFF CF5 1FS

ASKING PRICE OF  
**£425,000**



**MID TERRACED HOUSE**



**3**



**2**



**2**



**1**

**\*THREE DOUBLE BEDROOM, MID-TERRACED HOUSE - NO CHAIN\*** MGY are delighted to bring to market this **EXTREMELY SPACIOUS**, three-storey, three bedroom mid-terraced house situated on the much favoured Preswylfa Street. The accommodation briefly comprises open plan living/kitchen area to the ground floor, two double bedrooms and bathroom to the first floor and third bedroom/loft room with en-suite wetroom to the second floor. The property further benefits from unique architectural renovation that maximises light and space with many thoughtful design detail and is chain free.

**\*Viewing highly recommended\***

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1,141 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via wooden door leading from enclosed front courtyard. Jatoba (African hardwood) flooring. Vertical radiator. Pendant light fitting. Power points. Stairs rising to first floor. Bespoke internal double doors with Modric fittings leading to open plan living/kitchen area.

#### **OPEN PLAN LIVING/KITCHEN**

40' 5" x 15' 1" (12.32m x 4.60m)

Raised ceilings to ground floor to create a more spacious feel. Jatoba flooring throughout with inset feature spotlights. Double glazed windows to front. Log burner. Radiators. Pendant light fittings with additional wall lighting. Fitted kitchen with a range of base and drawer units with bespoke Iroko worktops incorporating two stainless steel sinks with mixer taps over. Island with ample storage beneath and bespoke Iroko worktops over incorporating five ring gas hob with extractor above. Integrated oven. Space for washing machine, dishwasher and fridge freezer. Pendant lighting with additional spotlights. Double doors leading to rear garden.

#### **FIRST FLOOR**

Carpet to floor with feature spotlights to stairs. Wall mounted light fitting. Split level landing with doors leading to two bedrooms and bathroom. Storage cupboard housing Worcester boiler.

#### **MASTER BEDROOM**

15' 1" x 10' 7" (4.60m x 3.25m)

Double width door leading to master bedroom. Located at the front of the house. Hardwood flooring. Bespoke fitted wardrobes. Two double glazed windows to front. Pendant light with additional spotlights to ceiling. Two radiators. Power points.

#### **BEDROOM TWO**

13' 4" x 9' 6" (4.08m x 2.90m)

Located at the rear of the house. Modified ceilings to create extra height and exposed wooden beams. Carpet to floor. Pendant light fittings. Radiator. Sash window to rear. Power points.

#### **BATHROOM**

10' 5" x 8' 7" (3.20m x 2.64m)

Hardwood flooring. Spotlights to ceiling. WC. Shower cubicle with mains powered shower over. Bespoke Iroko framed bath. Partially tiled walls. Free standing wash hand basin with hot and cold tap over. Wall mounted mirror. Built in shelving. Sash window to rear. Extractor.



# PRESWYLFA STREET, CANTON, CARDIFF CF5 1FS

## SECOND FLOOR

Metal stairs with feature glass panel and storage space beneath. Velux window to landing. Power points. Exposed floorboards. Pendant light fitting.

## BEDROOM THREE

20' 1" x 11' 3" (6.13m x 3.43m)

Located on the second floor. Attic with full headroom.

Exposed floorboards. Velux window to front. Spotlights to ceiling. Two radiators. Power points. Window to side with additional French doors leading to balcony which overlooks Leckwith Hills. Door to en-suite wet room.

## ENSUITE WETROOM

5' 11" x 2' 2" (1.81m x 0.68m)

Tiled walls. Mains powered shower. WC. Wall mounted wash hand basin with hot and cold tap over. Wall mounted mirror. Extractor. Spotlights to ceiling.

## OUTSIDE

Front - Enclosed courtyard with pathway leading to front door.

Rear - Laid to patio with wall border.

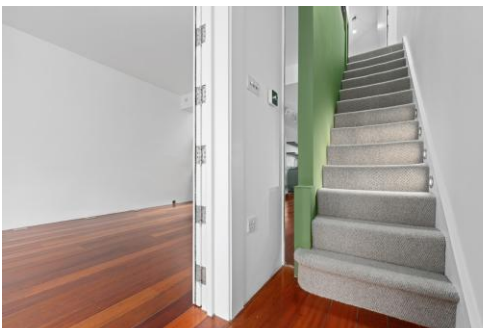
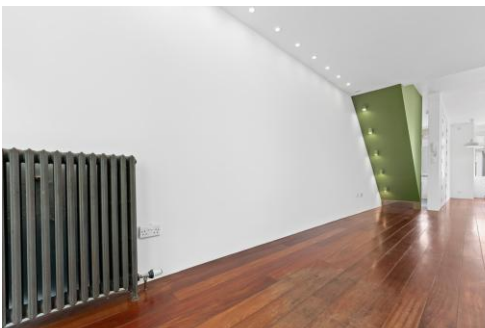
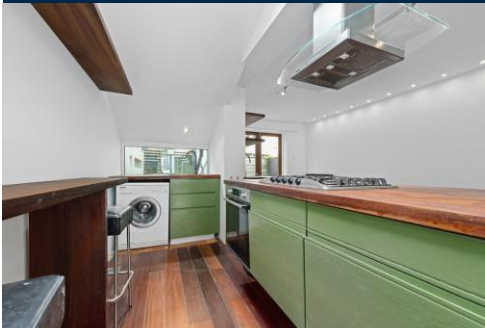
## TENURE

MGY are advised that the property is freehold.

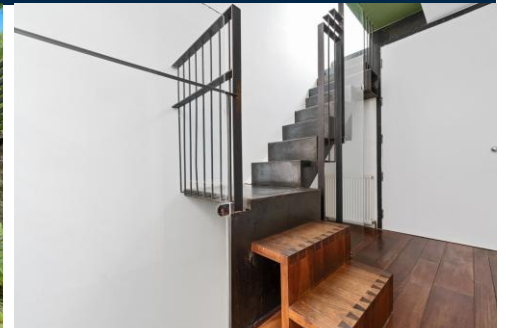
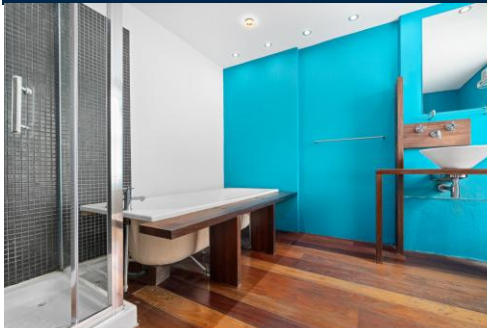




# PRESWYLFA STREET, CANTON, CARDIFF CF5 1FS

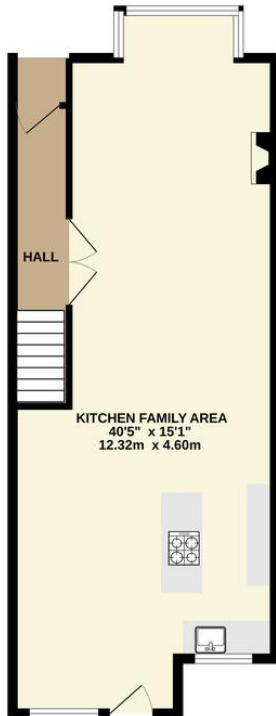


# PRESWYLFA STREET, CANTON, CARDIFF CF5 1FS

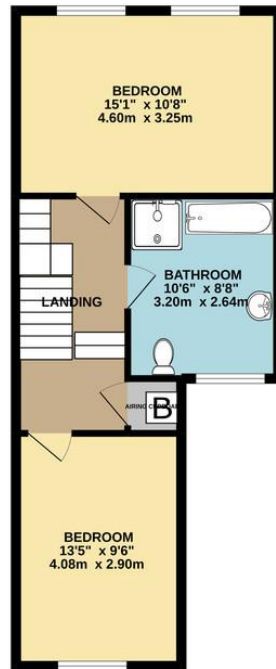


# PRESWYLFA STREET, CANTON, CARDIFF CF5 1FS

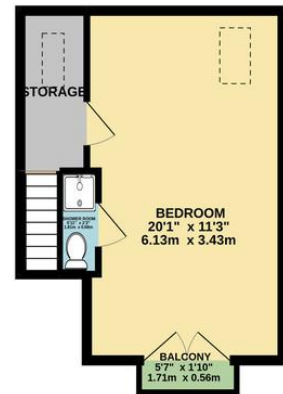
GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.

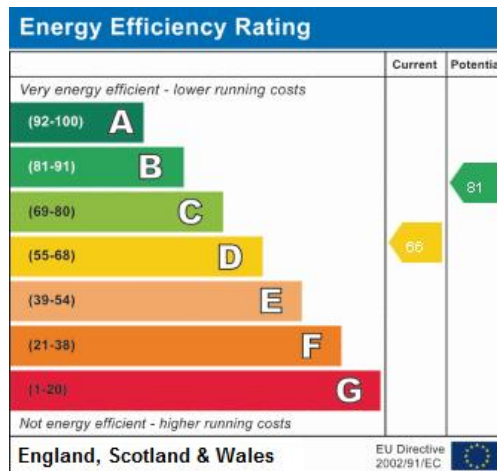


2ND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 1331 sq.ft. (123.7 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.



**PONTCANNA** 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South  
Glamorgan, CF11 9HS



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

**MGY.CO.UK**