



**BASSETT STREET**  
CANTON  
CARDIFF CF5 1PP

ASKING PRICE OF  
**£295,000**



**TERRACED HOUSE**



**3**



**1**



**1**



**2**

**\*\*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\*

#### ENTRANCE HALL

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

#### LOUNGE

10' 6" x 10' 9" (3.22m x 3.28m)  
Newly fitted carpet. Double glazed Bay window to front aspect. Coving. Pendant light fitting. Radiator. Power points. TV and telephone point.

#### DINING ROOM

10' 5" x 8' 10" (3.18m x 2.71m)  
Continuation of carpet to floor. Pendant light fitting. Radiator. Power points. Two small alcoves. Double glazed door leading to rear garden.

#### KITCHEN/BREAKFAST ROOM

9' 2" x 21' 3" (2.81m x 6.50m)  
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.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 1,001 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### FIRST FLOOR

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

#### BEDROOM ONE

13' 11" x 10' 7" (4.26m x 3.24m)  
Carpet to floor. Two double glazed windows to front aspect. Radiator. Pendant light fitting. Power points. Built in mirrored sliding wardrobes.

#### BEDROOM TWO

10' 5" x 9' 3" (3.20m x 2.83m)  
Carpet to floor. Two alcoves. Pendant light fitting. Power points. Double glazed window to rear aspect. Radiator.

#### BEDROOM THREE

6' 2" x 9' 3" (1.90m x 2.82m)  
Carpet to floor. Double glazed window to front aspect. Pendant light fitting. Radiator. Power points.

#### BATHROOM

5' 3" x 7' 1" (1.61m x 2.17m)  
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

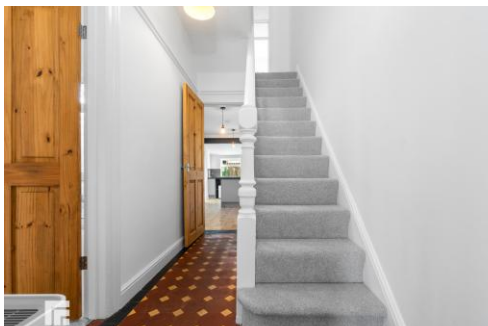
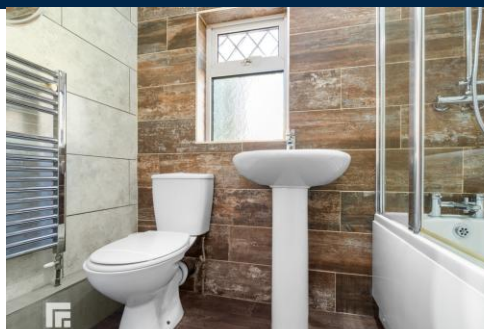
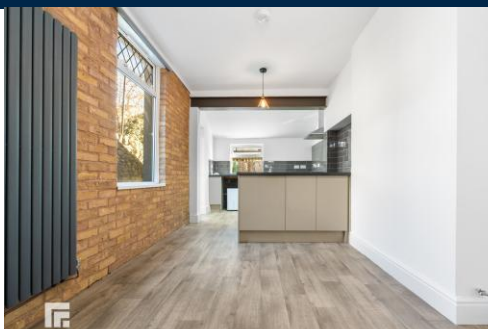
Front - Gate to front. Railings. Pathway to front door.  
Rear - Laid to patio. Wall border. Storage.

#### TENURE

MGY are advised that the property is FREEHOLD.



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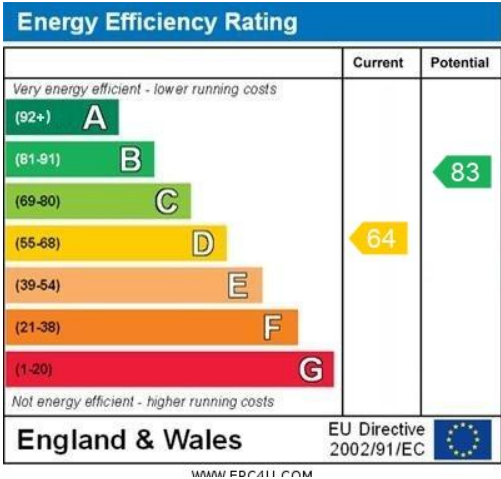




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