



LANSDOWNE ROAD  
CANTON  
CARDIFF CF5 1JU

ASKING PRICE OF  
**£330,000**



END TERRACED HOUSE



**3**



**1**



**2**



**1**

\*RARELY AVAILABLE, 3 BEDROOM, END OF TERRACE HOUSE IN THE HEART OF CANTON\* MGY are delighted to bring to market this well-presented end of terrace home situated on the much-favoured Lansdowne Road, Canton, which is within walking distance to cafes, shops, restaurants and Victoria Park. The accommodation briefly comprises: - porch leading to entrance hall, open plan lounge/diner, kitchen, utility area, downstairs WC, three bedrooms, and family bathroom. The property further benefits from a double garage to the rear, a good-sized rear garden with lane access and is within catchment area for Fitzalan High School.

\*Viewing highly recommended\*

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 947 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via glazed front door leading from porch. Parquet flooring. Pendant light fitting. Radiator. Fitted cupboards housing utility meters. Doors to lounge/diner, kitchen, and under stair storage cupboard. Stairs rising to first floor.

#### **LOUNGE**

11' 11" x 11' 9" (3.64m x 3.60m)

Laminate flooring. Double glazed bay window to front aspect. Picture rail. Pendant light fitting. Radiator. Two alcoves. TV and telephone point. Power points. Open to :-

#### **DINING ROOM**

11' 11" x 11' 9" (3.64m x 3.60m)

Continuation of the laminate flooring. Pendant light fitting. Radiator. Power points. Double glazed door leading to rear garden. Door leading back into hallway.

#### **KITCHEN**

18' 10" x 6' 5" (5.76m x 1.98m)

Laminate flooring. Range of wall, base and drawer units with worktops over incorporating 1.5 stainless steel sink and drainer with hot and cold tap over, and four ring gas hob with extractor above. Integrated oven. Partially tiled walls and tiled splashback. Pendant light fitting. Space for appliances such as dishwasher and fridge/freezer. Double glazed window to side aspect. Radiator. Power points. Double glazed door leading to rear garden. Opening into utility room.

#### **UTILITY AREA**

Continuation of laminate flooring. Space and plumbing for washing machine. Shelving. Door to downstairs WC.

#### **DOWNSTAIRS WC**

6' 9" x 3' 8" (2.06m x 1.14m)

Tiled flooring and partially tiled walls. Obscure double glazed window to rear aspect. Pedestal wash hand basin with hot and cold tap over. Pendant light fitting. WC. Wall mounted boiler.

#### **FIRST FLOOR**

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

#### **MASTER BEDROOM**

11' 9" x 9' 10" (3.59m x 3.00m)

Carpet to floor. Double glazed bay window to front aspect. Built in wardrobes with hanging and shelving space. Picture rail. Pendant light fitting. Radiator. Power points.

#### **BEDROOM TWO**

11' 10" x 11' 4" (3.63m x 3.46m)

Carpet to floor. Double glazed window to rear aspect. Pendant light fitting. Fitted wardrobes with hanging and shelving space. Power points. Radiator.

#### **BEDROOM THREE**

8' 7" x 6' 5" (2.62m x 1.97m)

Laminate flooring. Picture rail. Double glazed window to front aspect. Pendant light fitting. Radiator. Power points.

#### **BATHROOM**

Vinyl flooring. Tiled walls. Adapted walk in shower cubicle with electric shower over. Pedestal wash hand basin with hot and cold tap over. WC. Obscure double glazed window to rear aspect. Pendant light fitting.



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## OUTSIDE

Front - Wall border. Patio. Gate providing side access through to rear garden.

Rear - Accessible from kitchen and dining room. Laid to patio. Wall border. Gate providing rear lane access. Door to double garage. Shingled area. Lawn area.

Garage - 7.00m x 4.07m

Roller shutter door. Space for two cars. Window onto rear garden. Mezzanine floor perfect for storage.

## TENURE

MGY are advised that the property is FREEHOLD.



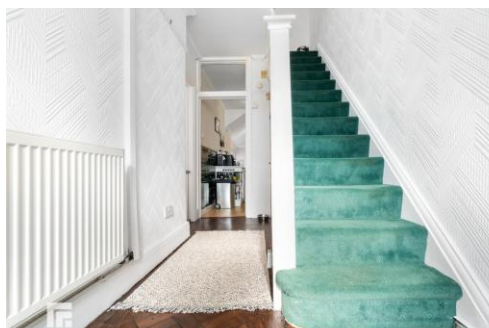
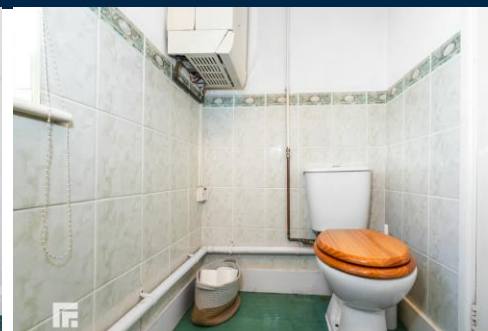
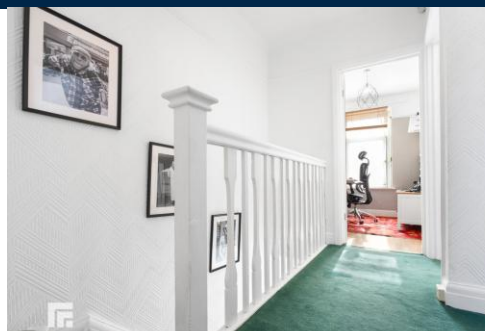
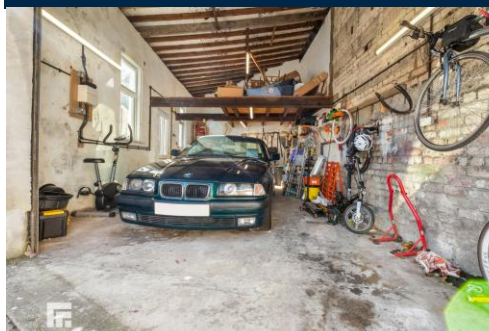


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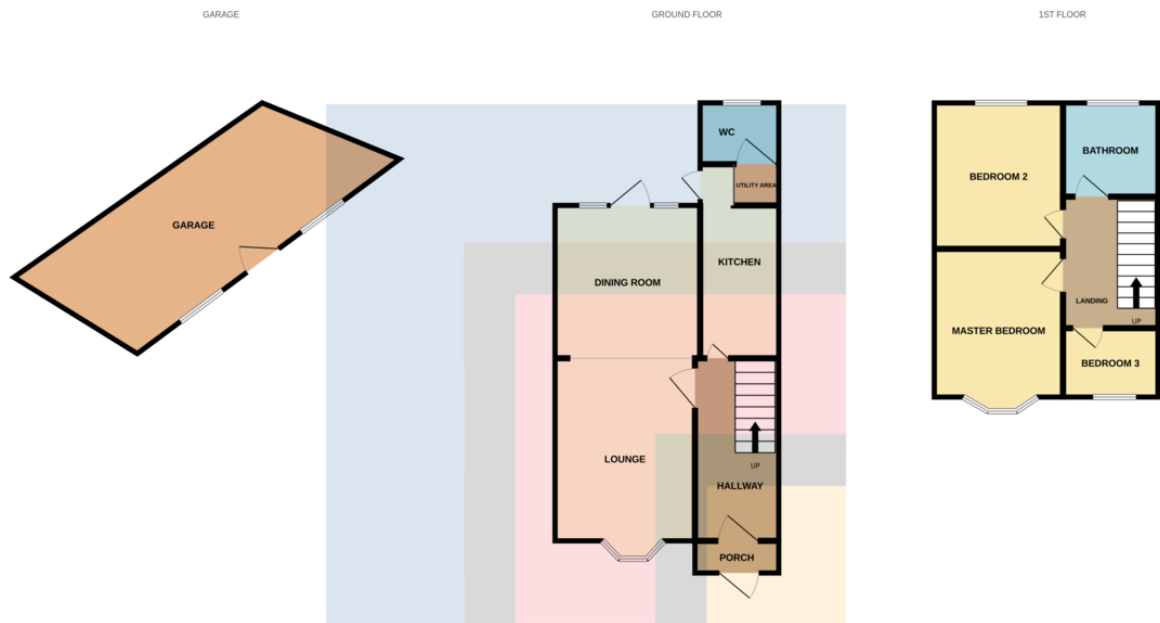




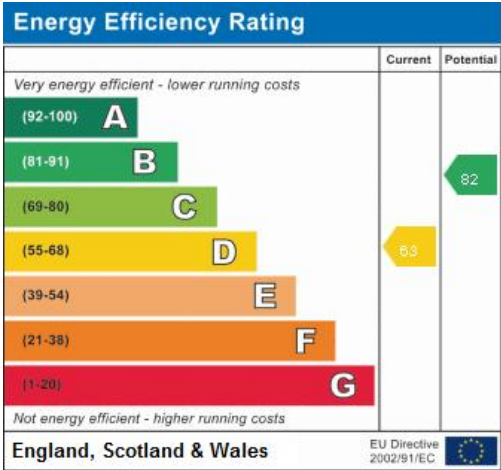
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