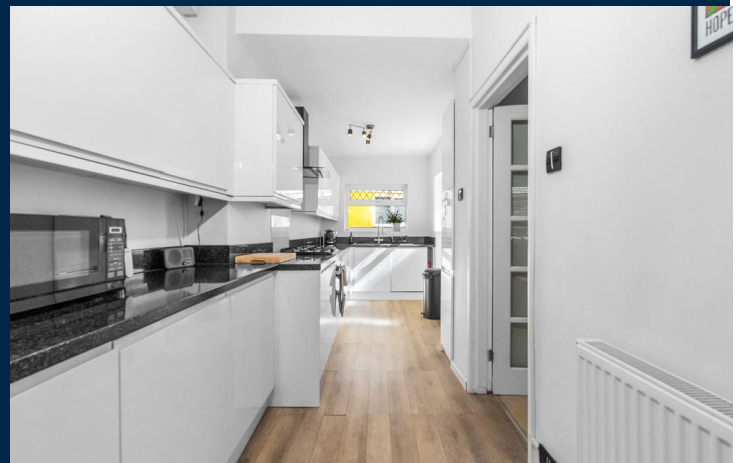




LIONEL ROAD
CANTON
CARDIFF CF5 1HN

ASKING PRICE OF
£369,950



END TERRACED HOUSE



4



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IMMACULATELY PRESENTED, CHAIN FREE, FOUR BEDROOM HOUSE MGY are delighted to bring to market this four bedroom, end terraced house situated on the much favoured Lionel Road in Canton. The accommodation is split over three floors and briefly comprises entrance hallway, lounge/diner, kitchen, utility, four bedrooms and family bathroom. The property further benefits from a detached garage at the rear and is within walking distance of Victoria Park and the popular cafes, bars, shops and restaurants in Canton. ***Viewing highly recommended***

ENTRANCE HALL

Entered via front door leading from private front yard. Carpet to floor. Power points. Obscure window to front aspect. Pendant light fitting. Doors to lounge/diner and kitchen. Ample understairs storage. Cupboards housing utility meters. Stairs rising to first floor.

LOUNGE/DINER

24' 11" x 22' 4" (7.61m x 6.82m)
Carpet to floor. Large double glazed uPVC window to front aspect with fitted window seat beneath. Pendant light fittings. Gas fire. Radiators. Coving to ceiling. Power points. TV and telephone point. Two alcoves with built in shelving. Double glazed uPVC French doors leading to rear garden.

KITCHEN

13' 5" x 6' 3" (4.10m x 1.92m)
Accessed via lounge/diner and hallway. Laminate flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring gas hob with extractor above and oven beneath and inset 1.5 sink and drainer with mixer tap over. Splashback. Pendant light fittings. Integrated appliances such as fridge, freezer, and dishwasher. Double glazed uPVC windows to rear aspect and additional double glazed door leading to rear garden.

FIRST FLOOR

Carpet to floor. Pendant light fitting. Power points. Doors to three bedrooms and family bathroom. Stairs rising to second floor.

BATHROOM

Vinyl flooring. White three-piece-suite comprising WC,

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1,219 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

vanity wash hand basin with mixer tap over and panelled bath with hot and cold tap over and mains powered shower above. Obscure double glazed window to rear aspect. Heated towel rail. Pendant light fitting. Extractor.

BEDROOM ONE

11' 10" x 10' 7" (3.62m x 3.25m)
Carpet to floor. Double glazed uPVC window to rear garden. Radiator. Power points. Pendant light fitting. Fitted wardrobes. Radiator.

BEDROOM TWO

11' 5" x 9' 9" (3.48m x 2.99m)
Laminate flooring. Radiator. Fitted wardrobe with sliding partially mirrored doors. Power points. Double glazed uPVC window to front aspect. Pendant light fitting.

BEDROOM THREE

7' 1" x 6' 3" (2.18m x 1.92m)
Carpet to floor. Double glazed uPVC window to front aspect. Power points. Pendant light fitting. Radiator.

SECOND FLOOR

Carpet to floor. Door to loft room/bedroom four.

BEDROOM FOUR

16' 11" x 11' 11" (5.17m x 3.64m)
Laminate flooring. Spotlight to ceiling. Radiator. Double glazed Velux window to rear aspect and additional double glazed window to front aspect. Fitted wardrobes. Eaves storage. Power points.

OUTSIDE

Front - Enclosed private front yard. Wrought iron gate. Rear - Laid to patio. East facing garden. Fence and wall border. Gate providing rear lane access. Door to Garage. Garage is perfect for storage - electrics and light.

UTILITY ROOM

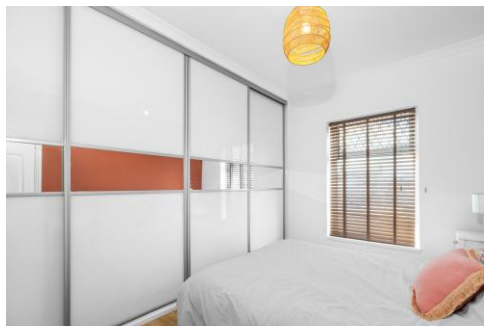
Tiled flooring. WC. Vanity wash hand basin with mixer tap over. Pendant light fitting. Extractor. Wall mounted Combination boiler. Space and plumbing for washing machine.

TENURE

MGY have been advised that the property is FREEHOLD



LIONEL ROAD, CANTON, CARDIFF CF5 1HN



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TOTAL FLOOR AREA: 1219 sq.ft. (113.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

PONTCANNA 02920 397152

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