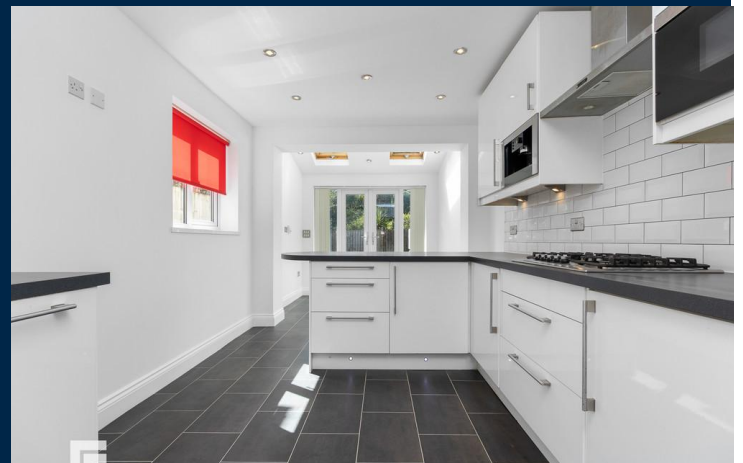
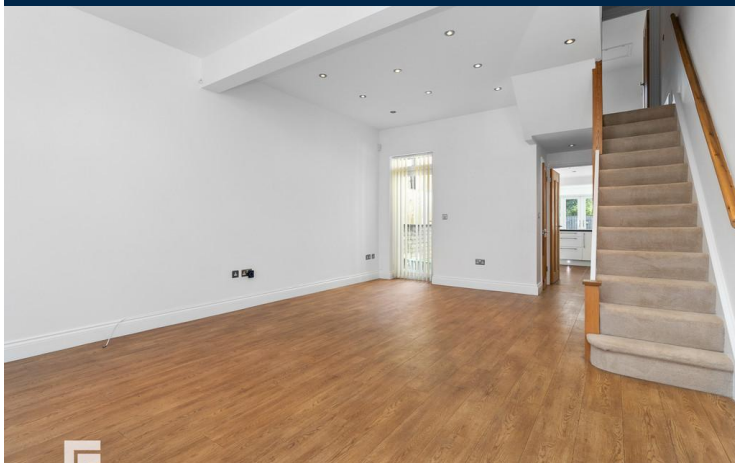




**ALDSWORTH ROAD**  
**CANTON**  
**CARDIFF CF5 1AA**

ASKING PRICE OF  
**£299,950**



### MID TERRACED HOUSE



**3**



**1**



**2**



**1**

**\*CHAIN FREE, BRIGHT AND SPACIOUS MID-TERRACED HOUSE IN CANTON\*** MGY are delighted to bring to market this well presented, three-bedroom, mid-terraced house situated on the much favoured Aldsworth Road, Canton. The accommodation is split over three floors and briefly comprises entrance porch, living room, kitchen/diner, downstairs WC, three bedrooms, family bathroom and loft room. The property further benefits from being chain free, has a low maintenance rear garden and has underfloor heating and double glazing throughout.

**\*Viewing highly recommended\***

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 1,044 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE PORCH**

Entered via front door leading from front yard. Luxury vinyl flooring. Door leading to lounge/diner.

#### **LIVING ROOM**

13' 7" x 24' 5" (4.15m x 7.45m)

Continuation of luxury vinyl flooring. Double glazed uPVC bay window to front aspect. Spotlights. Power points. Underfloor heating. TV and telephone point. Doors to downstairs WC, kitchen/diner and two under stairs storage cupboards. Double glazed uPVC door leading to rear garden. Stairs rising to first floor.

#### **KITCHEN/DINER**

8' 9" x 23' 5" (2.69m x 7.16m)

Luxury vinyl flooring. Modern fitted kitchen with a range of wall, base and drawer units with round edged worktops over incorporating five ring gas hob with extractor above, and stainless steel sink and drainer with mixer tap over. Tiled splashback. Integrated appliances such as oven, microwave, dishwasher and fridge/freezer. Space and plumbing for washing machine. Power points. Two double glazed uPVC windows to side aspect with additional Velux windows to ceiling. Double glazed uPVC French doors leading to rear garden. Spotlights.

#### **DOWNSTAIRS WC**

Luxury vinyl flooring. Pendant light fitting. WC. Vanity wash hand basin with mixer tap over and storage beneath. Extractor.

#### **FIRST FLOOR**

Carpet to stairs and landing. Split level landing. Spotlights. Doors to three bedrooms and family bathroom. Stairs to loft room.

#### **MASTER BEDROOM**

13' 6" x 10' 11" (4.14m x 3.33m)

Carpet to floor. Two large double glazed uPVC windows to front aspect. Pendant light fitting. Power points. Radiator. TV point.

#### **BEDROOM TWO**

8' 11" x 13' 6" (2.72m x 4.13m)

Carpet to floor. Double glazed uPVC window to rear aspect. Radiator. Power points. Pendant light fitting. TV point.

#### **BEDROOM THREE**

8' 1" x 10' 4" (2.47m x 3.16m)

Carpet to floor. Double glazed uPVC window to rear aspect. Radiator. Power points. TV point. Pendant light fitting. Loft hatch.

#### **BATHROOM**

5' 0" x 7' 1" (1.54m x 2.16m)

Tiled flooring and partially tiled walls. White three-piece-suite comprising WC, vanity wash hand basin with mixer tap over and storage beneath and panelled bath with hot and cold tap over and mains powered shower with handheld shower attachment above. Obscure double glazed uPVC window to side aspect. Spotlights. Extractor. Shaver point.

#### **LOFT ROOM**

LED strip light. Exposed brick chimney breast. Boarded flooring. Perfect for storage.

#### **OUTSIDE**

Front - Private yard. Wall border. Pathway leading to front door.

Rear - Laid to patio. Fence and wall border. Lawn area.

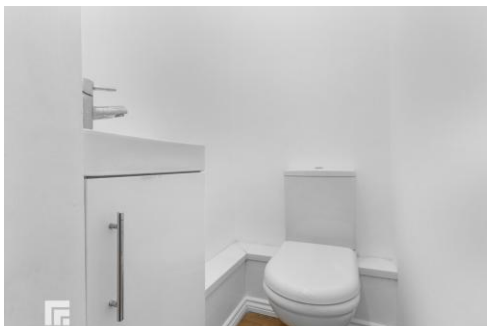
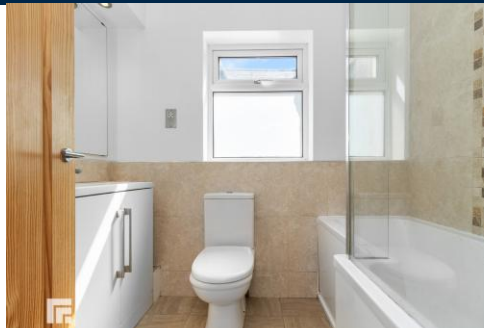
#### **TENURE**

MGY have been advised that this property is FREEHOLD.





# ALDSWORTH ROAD, CANTON, CARDIFF CF5 1AA



# ALDSWORTH ROAD, CANTON, CARDIFF CF5 1AA

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.  
Made with Meininger i2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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