



**TURNER ROAD**  
**CANTON**  
**CARDIFF CF5 1HS**

ASKING PRICE OF  
**£375,000**



**MID TERRACED HOUSE**



**3**



**1**



**2**



**1**

**\*INCREDIBLY PRESENTED, THREE BEDROOM, MID TERRACED HOUSE NEAR VICTORIA PARK\*** MGY are delighted to bring to market this beautifully presented, three double bedroom, mid-terraced house which has been recently refurbished throughout to a very high specification. The accommodation briefly comprises entrance hallway, lounge/diner, kitchen/breakfast room, downstairs WC, three double bedrooms and family bathroom. The property further benefits from being rewired throughout, has a new central heating system, and all windows front and back are double glazed. **\*Viewing highly recommended\***

#### ENTRANCE HALL

Entered via front door leading from street. Herringbone style LVT flooring. Vertical radiator. Pendant light fitting. Doors to lounge/diner, kitchen/breakfast room, downstairs WC and under stairs storage. Stairs rising to first floor.

#### LOUNGE/DINER

24' 2" x 9' 2" (7.39m x 2.80m)

Continuation of Herringbone style LVT flooring. Pendant light fittings. Double glazed uPVC window to front aspect with fitted shutter blinds. Feature fireplace. Alcoves. Fitted storage cupboards and shelving. Coving. Black crittal door leading to rear garden. Power points. Radiators.

#### KITCHEN/BREAKFAST ROOM

18' 9" x 9' 3" (5.72m x 2.84m)

Continuation of Herringbone style LVT. Modern fitted Shaker style 'Wren' kitchen with a range of wall, base and drawer units with 'Valenza' worktops over incorporating inset sink with instant hot water tap over and four ring induction hob the extractor above. Integrated appliances such as dishwasher, fridge/freezer, oven and microwave. Space and plumbing for washing machine. Splashback. Spotlights and pendant light fitting. Vertical radiator. Power points. Triple glazed black crittal doors leading to rear garden. Double glazed window to side aspect.

#### WC

3' 11" x 2' 4" (1.20m x 0.72m)

Tiled flooring and partially tiled walls. Wall mounted wash hand basin with mixer tap over. WC. Pendant light fitting. Extractor.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 1,055 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### FIRST FLOOR

Carpet runner upstairs. Split level landing. Pendant light fitting. Power points. Loft hatch. Doors to all bedrooms and family bathroom.

#### BEDROOM ONE

15' 1" x 9' 10" (4.60m x 3.00m)

Carpet to floor. Two large double glazed uPVC windows to front with fitted shutter blinds. Pendant light fitting with additional wall lighting. Vertical radiator. Alcoves. Power points.

#### BEDROOM TWO

9' 2" x 11' 1" (2.81m x 3.38m)

Carpet to floor. Double glazed uPVC window to rear aspect. Pendant light fitting. Feature fireplace. Alcoves. Power points. Vertical radiator.

#### BATHROOM

Tiled flooring and partially tiled walls. Heated towel rail. Bath with hot and cold tap over and mains powered shower above with additional handheld shower attachment. WC. Vanity wash hand basin with mixer tap over and storage beneath and tiled splashback. Obscure double glazed uPVC window to rear aspect. Spotlights. Extractor.

#### BEDROOM THREE

9' 5" x 9' 0" (2.89m x 2.75m)

Carpet to floor. Double glazed uPVC window to rear aspect. Pendant light fitting. Power points. Vertical radiator.

#### OUTSIDE

Rear - Laid to shingled area. Fence and wall border. Lawn area. Gate for rear access. Outside tap. Electrical sockets.

#### TENURE

MGY have been advised that the property is FREEHOLD.

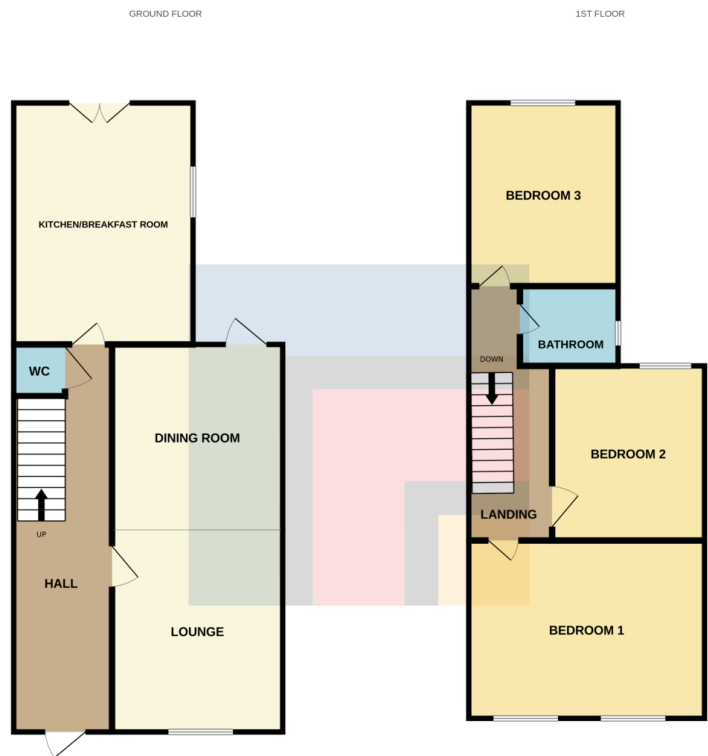




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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