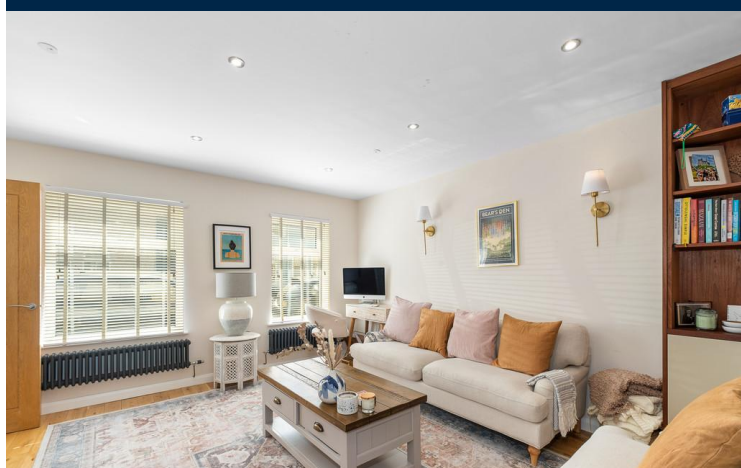




THE COURTYARD
ETHEL STREET
CANTON
CARDIFF CF5 1EJ

ASKING PRICE OF
£350,000



END TERRACED HOUSE



2



1



2



1

****RARELY AVAILABLE, TWO DOUBLE BEDROOM, END TERRACED HOUSE IN A HIGHLY SOUGHT AFTER AREA**** MGY are delighted to bring to market this two double bedroom, end terraced house situated on the highly desirable Ethel Street, Canton. The accommodation briefly comprises lounge, kitchen/diner, and downstairs WC. To the first floor there are two double bedrooms and the family bathroom. The property further benefits from a private and low maintenance courtyard, double-glazing and gas central heating throughout. Viewing recommended.

ENTRANCE HALL

Entered via composite front door into entrance hall with engineered wood flooring. Fixed shelving and cupboards across one wall with ample storage. Doors leading to lounge and downstairs WC.

LIVING ROOM

13' 10" x 18' 10" (4.24m x 5.76m)
Two double glazed uPVC windows to front aspect with fitted blinds. Continuation of engineered wood flooring. Two wall mounted radiators. Spotlights and wall mounted lighting. Fixed shelving and cupboards, across two walls. Carpeted stairs rising to first floor. Door to access understairs storage cupboard. Door leading to kitchen/diner.

KITCHEN/DINER

14' 10" x 10' 10" (4.53m x 3.32m)
Double glazed French doors, with access to rear garden. Modern fitted kitchen across three walls with under unit lighting and worktops over incorporating stainless steel 1.5 sink with mixer tap over, plus induction hob with extractor above. Integrated electric oven. Integrated appliances such as fridge/freezer, dishwasher, washing machine and dryer. Wall mounted radiator. Continuation of engineered wood flooring. Wall mounted Viessmann boiler. Spotlights.

WC

WC. Wall mounted vanity wash hand basin with mixer tap over and wall mounted mirror above. Tiled flooring and partly tiled walls. Wall mounted radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 814 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

BEDROOM ONE

14' 3" x 9' 2" (4.35m x 2.81m)
Located at the front of the house. Double bedroom. Carpeted flooring. Double glazed uPVC window to front aspect. Fitted wardrobes with double doors. Wall mounted radiator.

BEDROOM TWO

10' 1" x 8' 11" (3.08m x 2.72m)
Located at the rear of the house. Double bedroom. Carpeted flooring. Double glazed uPVC window to rear aspect and additional Velux window. Fitted wardrobes. Wall mounted radiator.

BATHROOM

Contemporary bathroom with obscure double glazed uPVC window to front aspect. Tiled flooring and partly tiled walls. Panelled bath with mixer tap and mains shower over plus glass screen. Vanity wash hand basin with mixer tap over and wall mounted mirrored cabinet above. WC. Heated towel rail. Extractor.

OUTSIDE

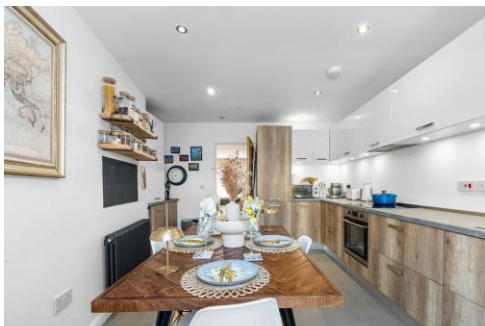
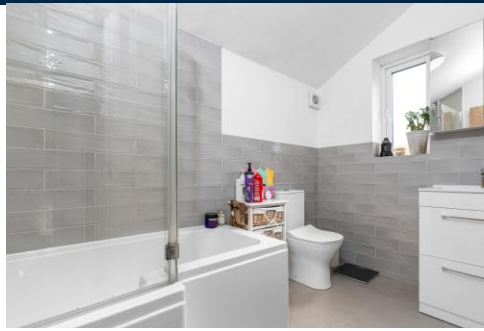
A delightful low maintenance paved patio with a variety of planted shrubs. Enclosed by stone wall surround. PowerPoints. Excellent side storage area for bins and bikes, measuring approximately 2m x 2m.

TENURE

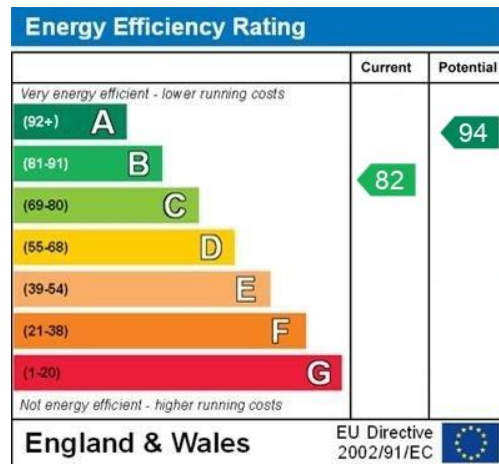
MGY are advised that this property is FREEHOLD.



THE COURTYARD, ETHEL STREET, CANTON, CARDIFF CF5 1EJ



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