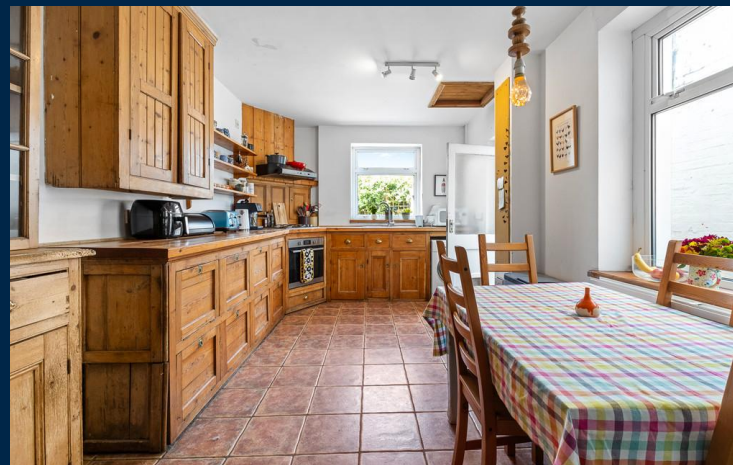




RECTORY ROAD  
CANTON  
CARDIFF CF5 1QL

ASKING PRICE OF  
**£375,000**



MID TERRACED HOUSE



**2**



**1**



**1**



**1**

**\*PERFECT FOR FIRST TIME BUYERS - TWO BEDROOM, MID-TERRACED HOUSE\***  
MGY are delighted to bring to market this bright and spacious, two double bedroom, mid-terraced house situated on the much favoured Rectory Road in the heart of Canton. The accommodation is split over three floors and briefly comprises entrance hallway, lounge/diner, kitchen/breakfast room, two double bedrooms, bathroom and loft room. The property further benefits from a South-West facing garden, gas central heating and double glazing throughout. \*Viewing highly recommended\*

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1,320 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from private front courtyard. Exposed floorboards. Dado rail. Pendant light fitting. Doors to lounge/diner and kitchen. Stairs rising to first floor.

#### **LOUNGE/DINER**

23' 7" x 11' 11" (7.21m x 3.64m)  
Exposed floorboards. Double glazed uPVC windows to front aspect and additional double glazed uPVC window to rear aspect. Coving. Feature fireplaces. Power points. Pendant light fittings. Radiators. Alcoves with fitted storage.

#### **KITCHEN/BREAKFAST ROOM**

18' 8" x 10' 1" (5.70m x 3.08m)  
Tiled flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink and drainer and gas hob with extractor above and oven beneath. Pendant light fittings. Space for appliances such as washing machine and fridge/freezer. Double glazed uPVC windows to side and rear aspect. Power points. Door leading to rear garden.

#### **FIRST FLOOR**

Wooden stairs. Steps to landing. Pendant light fitting. Stairs to second floor. Doors to both bedrooms and bathroom.

#### **MASTER BEDROOM**

15' 8" x 11' 7" (4.78m x 3.55m)  
Continuation of the exposed floorboards. Two double glazed uPVC windows to front aspect. Power points. Pendant light fitting. Two storage cupboards. Radiator.

#### **BEDROOM TWO**

12' 0" x 9' 2" (3.66m x 2.81m)  
Exposed floorboards. Double glazed uPVC window to rear aspect. Feature fireplace. Pendant light fitting. Radiator. Alcove with fitted shelving. Power points.

#### **BATHROOM**

10' 5" x 10' 1" (3.20m x 3.08m)  
Tiled flooring. Free standing roll-top bath with hot and cold tap over. Walk in shower cubicle with mains powered shower over. Pedestal wash hand basin with hot and cold tap over. WC. Obscure double glazed window to rear aspect. Radiator. Door to storage cupboard. Spotlights.

#### **SECOND FLOOR**

Wooden flooring to stairs. Opening into :-

#### **LOFT ROOM**

18' 11" x 15' 8" (5.78m x 4.78m)  
Carpet to floor. Storage to eaves. Pendant light fitting. Exposed chimney breast. Large Velux window. Power points.

#### **OUTSIDE**

Front - Enclosed front yard. Wall border. Wrought iron gate. Pathway leading to front door.  
Rear - Laid to patio. Wall border. Mature plants and shrubs. Shed.

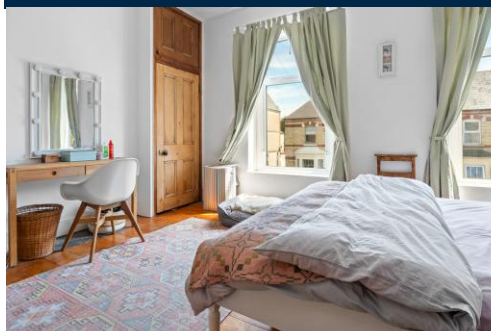
#### **TENURE**

MGY have been advised that this property is FREEHOLD.





# RECTORY ROAD, CANTON, CARDIFF CF5 1QL



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**PONTCANNA** 02920 397152

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