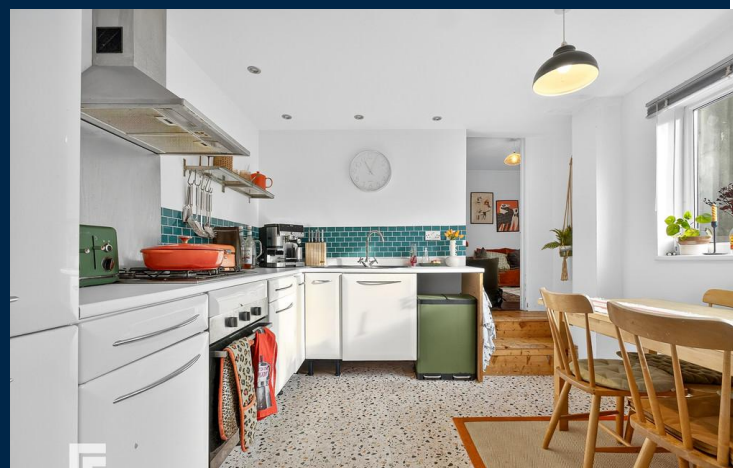




CHURCH ROAD  
CANTON  
CARDIFF CF5 1NY

ASKING PRICE OF  
**£225,000**



## FIRST FLOOR APARTMENT



**2**



**1**



**1**



**1**

**\*\*IMMACULATELY PRESENTED\* \*TWO BEDROOM FIRST FLOOR APARTMENT\*\***  
MGY are delighted to bring to market this two bedroom apartment in the highly sought after area of Canton and is located just a short walk away from local amenities and is walking distance from the City Centre. The accommodation briefly comprises lounge, kitchen, two bedrooms and bathroom. The property further benefits from a shared rear garden with lane access, gas central heating and double glazing throughout. \*Viewing highly recommended\*

#### LOUNGE

12' 2" x 10' 7" (3.73m x 3.25m)

Door leading from communal hallway. Double glazed uPVC window to rear aspect. Wooden floorboards. Exposed brick alcoves with fitted cupboards and fixed shelving. Pendant light fitting. Radiator.

#### KITCHEN

12' 2" x 10' 2" (3.71m x 3.10m)

Double glazed uPVC window to side aspect. Fitted kitchen with cupboards across two walls with ample storage. Integrated appliances including electric oven and four ring gas hob with extractor hood over, fridge freezer plus space and plumbing for washing machine and dishwasher. Tiled splashbacks. Tiled flooring. Spotlight and pendant light fitting. Space for dining.

#### BEDROOM ONE

10' 9" x 11' 8" (3.28m x 3.58m)

Double glazed uPVC bay window to front aspect. Double bedroom. Carpeted flooring. Alcoves. Pendant light fitting. Fitted double door wardrobe. Radiator.

#### BEDROOM TWO

12' 9" x 5' 8" (3.89m x 1.73m)

Double glazed uPVC window to front aspect. Carpeted flooring. Pendant light fitting. Radiator

**TENURE: SHARE OF FREEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: 592 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BATHROOM

Double glazed uPVC windows to rear aspect. White suite comprising WC, pedestal wash hand basin with mixer tap over and wall mounted vanity mirror over with storage. Freestanding bath with hot and cold tap over and mains powered corner shower with tiled splashback. Tiled flooring. Pendant light fitting. Heated towel rail.

#### HALLWAY

Door to storage cupboard. Door leading to outside rear garden.

#### OUTSIDE

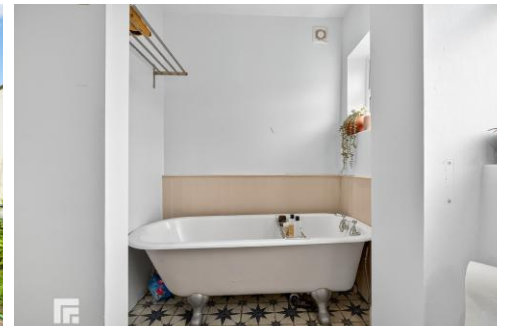
Shared rear garden with access to gated lane.

#### TENURE

MGY are advised that the property is sold with a share of the freehold, however there is a lease of 92 years remaining. Service charges of £360 per annum, which includes building insurance, maintenance of internal and external communal areas.



# CHURCH ROAD, CANTON, CARDIFF CF5 1NY

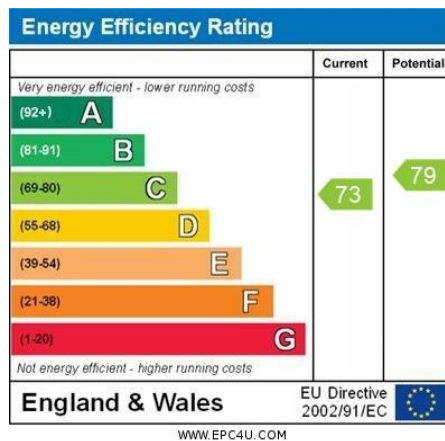


# CHURCH ROAD, CANTON, CARDIFF CF5 1NY

FIRST 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.  
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