







welcome to

Cowbridge Road East, Cardiff

We are delighted to be offering for sale this double bay fronted three-bedroom property, situated in a sought-after area with easy access to Victoria Park, Canton high street and links to the city centre. To fully appreciate what is on offer an early internal inspection comes highly recommended.





We are delighted to be offering for sale this double bay fronted three-bedroom property, situated in a sought-after area with easy access to Canton high street and links to the city centre, offering an abundance of local amenities, Cafe's and eateries, and walking distance to the popular Victoria Park.

The property has been tastefully modernised however still retaining its character. The property briefly comprises of; entrance hallway, bay fronted lounge, good size sitting room, extended kitchen area with breakfast bar and utility space. The first floor offers three well-proportioned bedrooms, and a generous bathroom suite and a seperate w.c. The property further boasts of a courtyard garden to the rear. To fully appreciate what is on offer an early internal inspection comes highly recommended. No onward chain

Hallway

Reception Room

25' 6" x 12' 4" (7.77m x 3.76m)

Kitchen

22' 8" max x 16' 6" max (6.91m max x 5.03m max)

Landing

Bathroom

W.C

Bedroom 1

16' 1" max x 13' 2" max (4.90m max x 4.01m max)

Bedroom 2

10' 2" max x 10' 8" (3.10m max x 3.25m)

Bedroom 3

7' 3" x 11' 2" (2.21m x 3.40m)











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Cowbridge Road East, Cardiff

- Spacious Extended Kitchen
- Three Bedroom
- Double Bay Fronted
- Spacious Bathroom
- Close to Parks

Tenure: Freehold EPC Rating: D

offers over

£330,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CTN109157

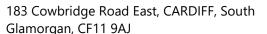


Property Ref: CTN109157 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.











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