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Homes House

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MR HOMES
SALES & LETTINGS



Lansdowne Road,
Canton, Cardiff
CF5 1JQ

Guide Price £310,000 to £320,000
Freehold

Lansdowne Road Canton, Cardiff, CF5 1JQ

Overview

- DOUBLE BAY FRONTED SPACIOUS FAMILY HOME
- MODERNISED PROPERTY MIXED WITH SOME ORIGINAL FEATURES
- MOVE STRAIGHT IN
- OPEN-PLAN LOUNGE & DINING ROOM
- RE-FITTED & MODERN KITCHEN
- CONSERVATORY/GYM
- SIDE ACCESS TO THE SOUTH-WEST FACING REAR GARDEN
- ENCLOSED FRONT GARDEN
- EXCELLENT SCHOOL CATCHMENT
- CLOSE TO VICTORIA PARK & CANTON'S SHOPS, BARS AND RESTAURANTS

A BEAUTIFUL DOUBLE BAY FRONTED & SPACIOUS 3-BED FAMILY HOME IN CANTONS MUCH SOUGHT AFTER LOCATION - CLOSE TO VICTORIA PARK, WALKING DISTANCE TO CANTON & PONTCANNAS SHOPS, BARS & RESTAURANTS - EXCELLENT SCHOOL CATCHMENTS - THE PROPERTY IS MODERNISED THROUGHOUT MIXED WITH SOME ORIGINAL FEATURES - SOUTH-WEST FACING REAR GARDEN - ENTRANCE HALLWAY with ACCESS TO THE CLOAKROOM/DOWNSTAIRS W.C - OPEN-PLAN LOUNGE & DINING ROOM TASTEFULLY DECORATED - CONSERVATORY USED AS A GYM - A MODERN RE-FITTED KITCHEN - 3-BEDROOMS TO THE FIRST FLOOR & A MODERN BATHROOM SUITE - ATTIC ROOM with CARPET FLOORING, VELUX D/G WINDOW, POWER POINTS & LIGHTING - THE FRONT GARDEN IS ENCLOSED WITH A LOCKABLE SIDE GATE TO THE REAR GARDEN - uPVC DOUBLE GLAZING WINDOWS & GAS CENTRAL HEATING Powered by a COMBI-BOILER.

MR HOMES are pleased to Offer **FOR SALE** this Spacious Semi-Detached 3-Bedroom Family Home, comprising in brief, Entrance Hallway with Original Features, Re-Fitted Cloakroom/Downstairs W.c., Lounge with bay Window which is Open-Plan to the Dining Room which has a Feature Stone Fireplace, Conservatory Used as a Gym, A Modern Re-Fitted Kitchen, 1st Floor Landing, Bedrooms 1, 2, 3, Family Bathroom and an Attic Room with Carpet Flooring, Velux Window, PowerPoints & Lighting. The Front Garden is Enclosed, there is a Lockable Side Gate which gives access into the South-West Facing Enclosed Rear Garden. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.

EPC Rating = Awaiting assessment...
Council Tax Band = E.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway - 15' 11" x 6' 6" (4.85m x 1.98m) Enter via Original Door, with Original Stained Glass Windows, & Original Features including; Tiled Flooring, Dado Rail, Coving & Skirts, Modern Radiator. Understair Storage Cupboard, Doors to Cloakroom/W.c, Living Room & Staircase to the 1st Floor Landing.

Cloakroom/ Downstairs W.c -3' 3" x 2' 2" (0.99m x 0.66m) Tiled Flooring, Close-Coupled W.c, Wash Hand Basin with Mixer Tap & Vanity Cupboard, uPVC Obscured D/g Window to Side.

Living Room with Bay Window - 13' 5" x 11' 10" (4.09m x 3.60m) Fitted Carpet, uPVC D/g Bay Window to Front, Radiator, Original Coving & Skirts. Open-Plan Archway to Dining Room.

Dining Room - 13' 5" x 11' 11" (4.09m x 3.63m) Fitted Carpet, Radiator, Stone Feature Fireplace, Original Skirts, Double Doors to Conservatory & Door into Kitchen.

Conservatory/Gym - 10' 4" x 7' 8" (3.15m x 2.34m) Tiled Flooring, uPVC D/g Windows to Sides, Patio Sliding Door to Rear Garden.

Kitchen - Re-Fitted & Modern - 19' 7" x 10' 6" max (5.96m x 3.20m) Tiled Flooring, Matching Wall & Base Units, Work Surfaces Over & Matching Upstands, Belfast Sink with Mixer Tap, Integrated Dishwasher, 2x uPVC D/g Windows to Side, 4x Ring Ceramic Hob with Extractor Hood Over, Electric Oven, Plumbed for Washing Machine, Coving. Combi-Boiler housed in Wall Cupboard. Doors to; Entrance Hallway, Conservatory/Gym, Dining Room & uPVC D/g Patio Doors to Rear Garden.

1st Floor Landing - Fitted Carpet, Original Dado Rail & Skirts, Hatch to Loft, Doors to; Bedrooms 1, 2, 3 & Family Bathroom.

Attic Room - 12' 10" x 11' 11" (3.91m x 3.63m) Insulated, Boarded & Carpeted, Velux D/g Window to Rear, Loft Light & Power Points.

Bedroom 1 with Bay Window - 14' 10" x 13' 5" (4.52m x 4.09m) Fitted Carpet, uPVC D/g Bay Window to Front, Radiator, Coving, Fitted Wardrobes.

Bedroom 2 - 12' 4" x 11' 10" (3.76m x 3.60m) Fitted Carpet, uPVC D/g Window to Rear, Radiator, Wash Hand Basin with Mixer Tap, 2x Fitted Cupboards.

Bedroom 3 - 9' 2" x 6' 5" (2.79m x 1.95m) Fitted Carpet, uPVC D/g Window to Front, Radiator,

Family Bathroom - 6' 5" x 6' 1" (1.95m x 1.85m) Tiled Flooring, Panel Bath with Mixer Tap & Electric Shower Over, Folding Glass Shower Screen, Pedestal Wash Hand Basin with Mixer Tap, Close-Coupled W.c, White Ladder/Towel Radiator, 2x Tiled Walls, uPVC Obscured D/g Window to Rear.

Front Garden - Enclosed

Side Gate Access to Rear Garden

Rear Garden - Enclosed & SOUTH-WEST FACING



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF OFFICE

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