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MR HOMES
SALES & LETTINGS



Cumberland Street
Canton. Cardiff
CF5 1LT

Guide Price £300,000 - £310,000
Freehold

Cumberland Street, Canton. Cardiff, CF5 1LT

- NO CHAIN
- EXTENDED 3-BED SPACIOUS FAMILY HOME
- BAY FRONTED
- 2x RECEPTION ROOMS
- KITCHEN/ BREAKFAST ROOM
- EXTENDED DOWNSTAIRS SHOWER ROOM
- PORCH ENTRANCE
- ENCLOSED FRONT TERRACE
- ENCLOSED REAR GARDEN
- FREEHOLD



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NO CHAIN & FREEHOLD
EXTENDED & SPACIOUS

Welcome to Cumberland Street, Canton. **MR HOMES** Offer *FOR SALE* with No Ongoing Chain an Extended 3-Bedroom Terraced Family Home. This charming Traditional Bay Fronted Property. Located in a friendly neighbourhood. with excellent schools, parks, and amenities nearby, this move-in ready home is ideal for families and professionals alike. Cardiff City Centre is within Walking distance and great Bus Service to take you all over the City.

The property comprises in brief; Porch Entrance, Hallway with Doors to Living Room, Dining Room & Kitchen Separately, the Living Room has Double Doors through to the Dining Room which leads into the Kitchen/ Breakfast Room, Extended Downstairs Shower Room, from the Entrance Hallway a Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Shower Room. The Front Terrace is Enclosed by Low-Level Walls & Fencing. The Enclosed Rear Garden is Low-Maintenance. uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.

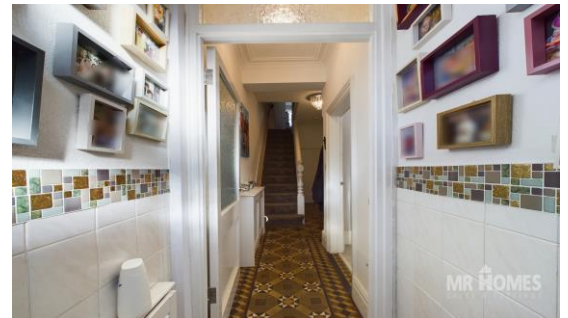
EPC Rating = C. Council Tax Band = E. FREEHOLD

Don't miss the opportunity to make this delightful property your own.

To submit your offer, speak to the Sales team at Branch or visit:

www.mr-homes.co.uk/Make-an-Offer

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
PLEASE CONTACT MR HOMES: 02920 204 555 option 4**



Porch

4' 5" x 3' 2" (1.35m x 0.96m)

Hallway

16' 10" x 5' 3" (5.13m x 1.60m)

Living Room

12' 9" x 11' 5" (3.88m x 3.48m)

Dining Room

11' 5" x 9' 3" (3.48m x 2.82m)

Kitchen / Breakfast Room

22' 6" x 9' 9" (6.85m x 2.97m)

EXTENDED - Shower Room

8' 5" x 4' 9" (2.56m x 1.45m)

1st Floor Landing

10' 9" x 5' 3" (3.27m x 1.60m)

Bedroom 1

12' 6" to front of fitted wardrobe x 10' 0" (3.81m x 3.05m)

Bedroom 2

11' 4" x 9' 5" (3.45m x 2.87m)

Bedroom 3

8' 9" x 6' 2" (2.66m x 1.88m)

Shower Room

7' 2" x 6' 0" (2.18m x 1.83m)

Front Terrace - Enclosed by Low-Level Walls & Fencing.

Rear Garden - Enclosed & Low-Maintenance - Astro turf & Flowerbed Borders

Resident Permit Parking Zone



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 & THE VALE

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