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MR HOMES
SALES & LETTINGS



Canton Court,
Canton, Cardiff
CF11 9BG

Guide Price £230,000
Freehold

Canton Court, Canton, Cardiff CF11 9BG.

- NO CHAIN
- 3-BED FAMILY HOME
- EXCELLENT TRANSPORT LINKS - CLOSE TO CARDIFF CITY CENTRE
- CLOSE TO CANTONS SHOPS, BARS & RESTAURANTS
- SPACIOUS LIVING & DINING ROOM - LARGE KITCHEN
- MASTER BEDROOM with EN-SUITE SHOWER
- CLOAKROOM/DOWNSTAIRS W.C
- ENCLOSED REAR GARDEN
- GARAGE IN ROW OF GARAGES
- FREEHOLD



NO CHAIN

3-BED FAMILY HOME - 2 MINUTE WALK INTO CANTONS SHOPS, BARS & RESTAURANTS - 5/10 MINUTE WALK INTO CARDIFF CITY CENTRE - EXCELLENT TRANSPORT LINKS - SPACIOUS LIVING & DINING ROOM - LARGE KITCHEN - CLOAKROOM/DOWNSTAIRS W.C - MASTER BEDROOM with EN-SUITE SHOWER - UPSTAIRS FAMILY BATHROOM - ENCLOSED REAR GARDEN with LOCKABLE GATE TO REAR - GARAGE IN ROW OF GARAGES
uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
TENURE: *FREEHOLD *As Advised by Vendor.



MR HOMES Offer **FOR SALE** this 3-Bedroom Family Home, comprising in brief; Entrance Hallway, Cloakroom/Downstairs W.c, Living & Dining Room, Kitchen, Master Bedroom with En-Suite Shower, Bedroom 2, Bedroom 3, Family Bathroom. Plenty of Storage Cupboards on the Ground Floor & 1st Floor. Low-Maintenance Front, Enclosed Rear Garden with Lockable Gate to Rear, Garage in Row of Garages. uPVC Double Glazing Windows & Gas Central Heating Powered by a MAIN Combi-Boiler.



360 VR Tour Link > <https://tour.giraffe360.com/cantoncourt54ap>

EPC Rating = C.

Council Tax Band = D.

Mains Electricity, Water & Sewage Connected to Mains Drains.
Broadband & Mobile Signal Coverage.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Outside Front - Low-Maintenance

Entry

3' 8" x 2' 10" (1.12m x 0.86m)

Hallway

13' 11" x 3' 0" (4.24m x 0.91m)

Cloakroom/Downstairs W.c

7' 1" x 2' 1" minimum width (2.16m x 0.63m)

Living & Dining Room

15' 2" x 14' 4" (4.62m x 4.37m)

Kitchen

13' 11" x 9' 0" (4.24m x 2.74m)

First Floor Landing

10' 1" x 6' 3" (3.07m x 1.90m)

Master Bedroom with En-Suite

10' 2" x 8' 2" (3.10m x 2.49m)

En-Suite

5' 5" x 3' 3" (1.65m x 0.99m)

Bedroom 2

14' 11" x 8' 8" (4.54m x 2.64m)

Bedroom 3

11' 8" x 6' 3" (3.55m x 1.90m)

Family Bathroom

6' 5" x 6' 3" (1.95m x 1.90m)

Outside Shed

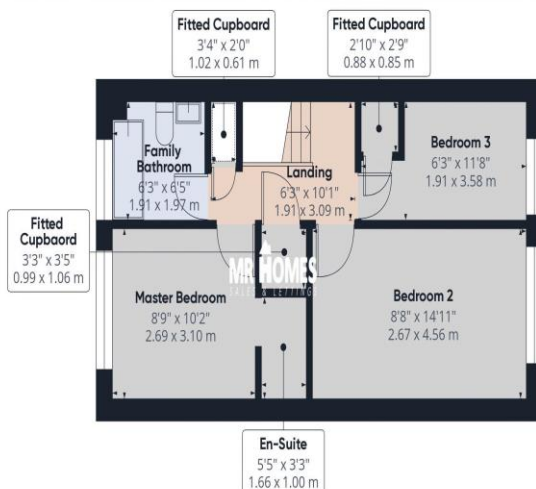
3' 10" x 2' 8" (1.17m x 0.81m)

Rear Garden - Enclosed - Lockable Gate Accesses Rear Courtyard & Thouroughfare

Garage in Row of Garages



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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Approximate total area^m

876.49 ft²

81.43 m²

Reduced headroom

5.91 ft²

0.55 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

CARDIFF & THE VALE

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