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Homes House, Suite 9 & 10

253 Cowbridge Road West

Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Cowbridge Road East
Canton, Cardiff
CF5 1BD

Offers in Excess of £350,000
Freehold

Cowbridge Road East, Canton, Cardiff, CF5 1BD

- NO CHAIN
- 4 BEDROOMS (DORMER LOFT CONVERSION)
- PERIOD FEATURES
- SOUTH-FACING REAR GARDEN
- GARAGE & PARKING
- MODERN BATHROOM
- KITCHEN & SEPARATE UTILITY
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



NO CHAIN - PERIOD 4-BEDROOM MID-TERRACED FAMILY HOME - DORMER LOFT CONVERSION PROVIDES FOURTH BEDROOM - REPLETE WITH ORIGINAL FEATURES - SOUTH-FACING REAR GARDEN - GARAGE & HARDSTANDING PARKING SPACE ACCESSED VIA CLIFF PLACE (OFF LANSDOWNE ROAD) - MODERN BATHROOM - GENEROUS KITCHEN & SEPARATE UTILITY - GAS CENTRAL HEATING - MIXTURE OF ORIGINAL TIMBER STAINED-GLASS SASH WINDOWS WITH SECONDARY GLAZING AND uPVC DOUBLE GLAZING - FREEHOLD



MR HOMES are delighted to represent our clients in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this rarely available period double bay 4-bedroom family home situated in an enviable location at the heart of Canton: The south-east entrance to **Victoria Park** is less than 200ft from your front door meaning you can be there within a minute's walk. Similarly, the independent shops, cafes, bars, restaurants, pubs and general amenities of Cowbridge Road East are right on your doorstep. Concerned about parking? Don't be! This property has a **garage and hardstanding parking space** behind the sun-drenched **south-facing rear garden** (accessed via Cliff Place, off Lansdowne Road). Do not miss out on your chance to view this absolute gem of a property.



Tenure: Freehold

EPC Rating: D

Council Tax Band: D

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband coverage.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD **WWW.MR-HOMES.CO.UK**



Outside Front

Enclosed front yard laid to paving slabs; border wall constructed of brick and decorative concrete blocks with capping stones; metal gate provides access from pavement

Entrance Porch

0' 10" x 6' 0" (0.25m x 1.83m)

Accessed via uPVC door with obscured DG panel and obscured DG panels to both sides and obscured DG transom over with House Number; terracotta tiled flooring and original (assumed) tiled walls

Entrance Hall

14' 5" x 5' 11" MAX (4.39m x 1.80m)

Accessed via original timber front door with obscured, leaded and stained-glass panel and matching original obscured, leaded and stained-glass side panels and transoms over; original wooden block parquet flooring under stairs cupboard houses electricity and gas meters and RCD Consumer Unit; access to Living Room, Dining Room and Kitchen; staircase rises to first floor

Living Room

11' 9" PLUS BAY x 13' 3" (3.58m x 4.04m)

Original wooden block parquet flooring; radiator; gas fireplace; original timber sash windows to bay with leaded and stained glass; timber secondary glazing to bay

Dining Room

11' 10" PLUS BAY x 12' 4" (3.60m x 3.76m)

Original wooden block parquet flooring; radiator; feature fireplace; uPVC French Doors provide access to rear garden with uPVC DG windows to either side with transoms over

Kitchen

18' 2" x 6' 9" (5.53m x 2.06m)

Vinyl flooring; matching wall and base units with worktops over and tiled splash backs; stainless steel sink with draining board and separate hot and cold water taps; free-standing Newhome cooker with 4-ring gas hob, separate oven and grill and extractor hood over; free-standing under counter Beko fridge and freezer; integrated Diplomat dishwasher; multiple uPVC DG windows to side and uPVC door with two DG panels provides access to Rear Garden

Utility Room

5' 11" x 3' 11" (1.80m x 1.19m)

Vinyl flooring; worktop with cupboards underneath and shelving above; radiator; LOGIK L814WM20 washing machine; uPVC obscured DG window to rear

First Floor Landing

9' 2" x 2' 11" MIN (2.79m x 0.89m)

Carpeted; access to Bedrooms 1 - 3 and Family Bathroom; timber staircase rises to second floor loft conversion and Bedroom 4

Bedroom 1

11' 10" PLUS BAY x 10' 7" PLUS 'DROBES (3.60m x 3.22m)

Carpeted; built-in wardrobes and dressing table; radiator; uPVC DG window to front bay with leaded and stained glass to match original

Bedroom 2

Carpeted; built-in wardrobes, one houses gas central heating boiler: BAXI Duo-tec (commissioning date 02/02/2009); radiator; uPVC DG window to rear

Bedroom 3

8' 0" x 6' 9" (2.44m x 2.06m)

Carpeted; radiator; uPVC DG window to front leaded and stained glass to match original

Family Bathroom

6' 0" x 6' 6" (1.83m x 1.98m)

Tiled flooring; partly tiled walls; matching white suite consisting of pedestal Wash hand basin with separate hot and cold water taps; WC; panelled bath with mixer tap and mains powered shower over; shower curtain rail and curtain; uPVC obscured DG window to rear

Second Floor Landing

2' 9" x 2' 9" (0.84m x 0.84m)

Carpeted; uPVC DG window to rear

Bedroom 4

14' 2" x 13' 9" (4.31m x 4.19m)

Carpeted; radiator; hatch providing access to eaves storage; dormer window to rear with central uPVC tilting/opening window

Rear Garden

Patio area laid with paving slabs and path leading to rear gate; remainder laid to artificial lawn; greenhouse

Garage

19' 0" x 9' 3" (5.79m x 2.82m)

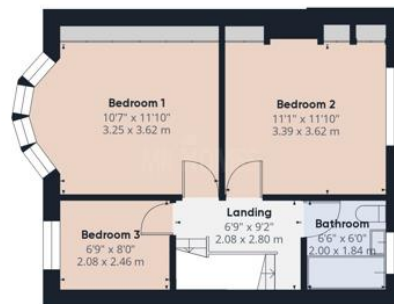
Concrete flooring; electrically operated roller shutter door; timber pedestrian door to side; timber window with obscured glazing to rear (requires repairs to roof/new roof).



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.



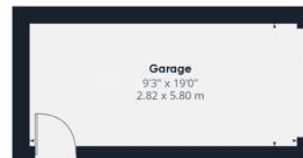
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area: 1,4070.18 ft² / 130.73 m²

Reduced headroom: 30.38 ft² / 2.83 m²

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 are based on RICS IPMS 3C standard.

CARDIFF & THE VALE

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