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**MR HOMES**  
SALES & LETTINGS



Beda Road,  
Canton, Cardiff  
CF5 1LX

Offers in Excess of £350,000 Freehold



# Beda Road, Canton, Cardiff. CF5 1LX.

- NO CHAIN - VICTORIAN STYLE FEATURES
- TRADITIONAL DOUBLE BAY FRONTED 3/4 BED FAMILY HOME
- ORIGINAL TILED FLOORING & CORNICING/ COVING
- FEATURE HIGH CEILINGS
- OPEN-PLAN LIVING & DINING ROOM
- DOWNSTAIRS W.C
- 3rd RECEPTION/4th BEDROOM with EN-SUITE
- 3-SPACIOUS BEDROOMS TO THE 1st FLOOR & A SHOWER ROOM
- 2nd STAIRCASE TO THE ATTIC ROOM
- TENURE: FREEHOLD



\*\*\* NO CHAIN \*\*\*

A TRADITIONAL 'VICTORIAN STYLE' 3/4 BED SPACIOUS FAMILY HOME - DOUBLE BAY-FRONTED WINDOWS - RETAINING SOME ORIGINAL FEATURES, TILED FLOORING, CORNICING & COVING - FEATURE HIGH CEILINGS - OPEN-PLAN LIVING & DINING ROOM - SPACIOUS KITCHEN - 3rd RECEPTION ROOM with EN-SUITE - 3x DOUBLE BEDROOMS TO THE FIRST FLOOR / OFFICE/STUDY/NURSERY 2nd STAIRCASE TO THE ATTIC ROOM  
TENURE: FREEHOLD.

SCHOOL CATCHMENTS; Lansdowne Primary School, Ysgol Pwll Coch, Fitzalan High School, Ysgol Gyfun Gymraeg Plasmawr.

**MR HOMES** Offer **FOR SALE** this 3-Bed Traditionally Built Spacious Family Home, comprising in brief; Internal Porch Entrance, Hallway, Living Room Open-Plan to the Dining Room, Downstairs W.c, Spacious Kitchen, Rear Lobby, 3rd Reception Room, En-Suite Shower Room & W.c, Staircase to the First Floor Split-Level Landing, Bedroom 1, Bedroom 2, Bedroom 3, Office/Study/Nursery, Shower Room, 2nd Staircase to the 2nd Floor Attic Room. To the Front is an Enclosed Front Terrace with Tiling to the Floor and to the Rear is an Enclosed Side & Rear Garden. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Exclusive 30kW Combi-Boiler.

**EARLY VIEWING IS VERY HIGHLY RECOMMENDED**

360 VR Tour Link > <https://tour.giraffe360.com/bedaroad37ap/>

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

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

\*\*\* Prime Location \*\*\* The property offers easy access to a number of local amenities, schools, parks and excellent transport links.

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**  
**[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)**



### Internal Entrance Porch

Entered Via uPVC Half Glazed Obscured D/g Door, Original Tiled Walls Up to Half Height, Doorway to Hallway.

**Hallway** 8' 5" x 3' 6" (2.56m x 1.07m) Original Tiled Floor, Original Cornicing to Ceiling, Dado Rail, Single Panel Radiator, Understair Storage Area, Wall Mounted Electric RCD Consumer Unit and Electric Meter, Doors to Living Room and Kitchen.

**Living Room (Open-Plan)** 24' 10" x 9' 8" (7.56m x 2.94m) Laminate Flooring, uPVC D/g Bay Window to Front, Double Panel Radiator with Radiator Cover, Original Cornicing to Ceiling, Fireplace with Wooden Mantelpiece Surround, Open-Plan to Dining Room.

**Dining Room** *Measurements Included with Living Room*

Laminate Flooring Continued, Original Coving to Ceiling, Double Panel Radiator with Radiator Cover (Shared with Living Room), Widened Doorway to Kitchen, Door to Downstairs W.c.

**Downstairs W.c.** - 3' 9" x 3' 8" (1.14m x 1.12m) Laminate Flooring Continued, Close Coupled W.c., Wall Mounted Wash Hand Basin with Hot & Cold Taps Over, uPVC Obscured D/g Window to Rear.

**Kitchen** - 14' 11" x 9' 2" (4.54m x 2.79m) Tiled Flooring, Matching Wall and Base Units, Work Surfaces Over, Tiled Splashbacks, Double Range Cooker Set in Chimney Breast with Extractor Hood Over, Stainless Steel Sink and Drainer with Mixer Tap, uPVC D/g Window to Side, Radiator with Radiator Cover, Space for American Style Fridge Freezer, Opens to Rear Lobby.

**Rear Lobby** - Tiled Flooring Continued, Door Into 3rd Reception Room, uPVC Half Glazed Obscured D/g Door to Side and Rear Garden.

**3rd Reception Room** - 10' 5" x 9' 1" (3.17m x 2.77m) Tiled Flooring Continued, uPVC D/g Window to Side, Single Panel Radiator, Door into En-Suite Shower Room.

**En-Suite Shower Room** - 9' 10" x 2' 10" (2.99m x 0.86m) Walk-In Shower Cubicle with Mixer Shower Over and Rainfall Showerhead, Close Coupled W.c., Wash Hand Basin with Mixer Tap Over, Set in Vanity Cupboard, uPVC Obscured D/g Windows to Rear and Side, Chrome Ladder/Towel Radiator.

**Staircase/First Floor Landing** - 20' 3" x 5' 6" (6.17m x 1.68m)

Fitted Carpet to Staircase and First Floor Split-Level Landing. Door To Large Understair Storage Cupboard, Second Staircase to Attic Room.

**Bedroom 1** - 13' 7" x 9' 10" (4.14m x 2.99m) Fitted Carpet, uPVC D/g Bay Window to Front, Single Panel Radiator, Original Coving to Ceiling.

**Bedroom 2** - 10' 11" x 9' 8" (3.32m x 2.94m) Laminate Flooring, uPVC D/g Window to Rear, Single Panel Radiator.

**Bedroom 3** - 10' 8" x 10' 8" (3.25m x 3.25m)

Vinyl Flooring, uPVC D/g Window to Rear, Single Panel Radiator, Wall Mounted Ideal Exclusive 30kW Combi-Boiler.

**Study/Office/Nursery** - 6' 4" x 5' 11" (1.93m x 1.80m)

Fitted Carpet, uPVC D/g Obscured Window to Side, Pipework for Radiator, Fixed Shelving.

**Shower Room** - 6' 7" x 4' 7" (2.01m x 1.40m)

Tiled Flooring, Walk-In Shower Cubicle with Mixer Shower Over and Rainfall Showerhead, Close Coupled W.c., Wash Hand Basin with Mixer Tap Over, Set in Vanity Cupboard, uPVC Obscured D/g Window to Side, Chrome Ladder/Towel Radiator. Fully Tiled Walls.

**Attic Room** - 20' 0" x 12' 3" (6.09m x 3.73m)

Laminate Flooring, 2 x Wooden Frame Velux Windows to Rear, Single Panel Radiator, Power Points and Lighting,

### Front Terrace

Enclosed By a Low-Level Brick Wall, Original Tiled Floor.

### Side And Rear Garden (Enclosed)

Side Garden Has Patio Area, Gates to Enclosure Where Dogs Can Be Kept Away from Rest of Garden, Leads to Attractive Rear Garden, Which Has Astro-Turf And Raised Flowerbed Borders, East Facing, Planters Around, Wooden Shed, Outside Power Points, Outside Tap.





**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.



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