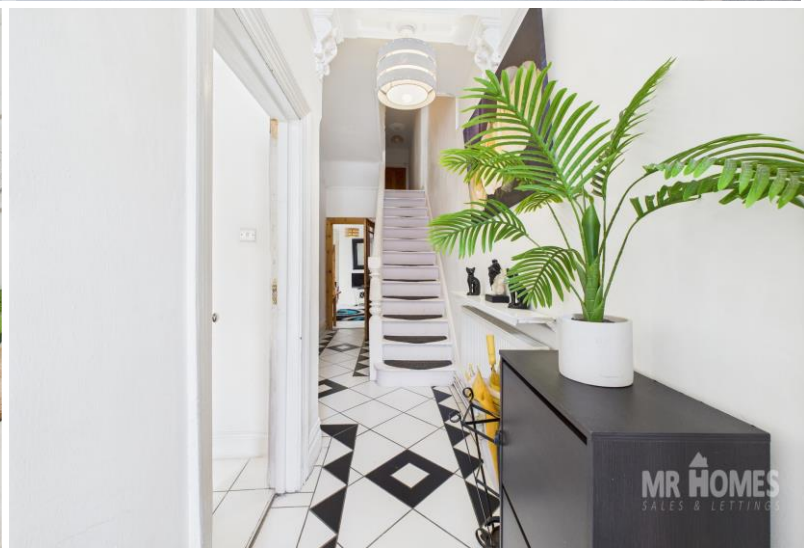


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Homes House. Suite 9 & 10
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www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Beda Road,
Canton, Cardiff
CF5 1LX

Guide Price £340,000 to £350,000
Freehold

Beda Road, Canton, Cardiff. CF5 1LX.

- 4-BED SPACIOUS FAMILY HOME
- MODERNISED THROUGHOUT
- TRADITIONAL 'VICTORIAN STYLE' DOUBLE-BAY FRONTED
- 3x RECEPTION ROOMS
- REAR LOBBY/ DOWNSTAIRS SHOWER ROOM & W.C
- FIRST FLOOR FAMILY BATHROOM
- FRONT TERRACE & ENCLOSED SIDE & REAR GARDEN
- SOUGHT AFTER LOCATION
- uPVC D/G WINDOWS & GAS C/H with COMB-BOILER
- TENURE: FREEHOLD



AN ATTRACTIVE & TRADITIONAL
'VICTORIAN STYLE' 4-BED SPACIOUS FAMILY HOME
DOUBLE BAY FRONTED - MODERNISED THROUGHOUT CONVENIENTLY
POSITIONED WITHIN THE SUBURBS OF CANTON - SOUGHT-AFTER
LOCATION

3x SEPARATE RECEPTION ROOMS - GROUND FLOOR SHOWER ROOM & W.C
- FIRST FLOOR FAMILY BATHROOM SUITE - ATTRACTIVE FRONT TERRACE –
ENCLOSED SIDE & REAR GARDEN
TENURE: FREEHOLD.

MR HOMES are pleased to Offer **FOR SALE** this Very Spacious 4-Bedroom Family Home, comprising in brief; Ground Floor; Internal Porch Entrance, Hallway with Tiled Floors, Living Room with Bay Window & a Coal Effect Gas Feature Fireplace, 2nd Middle Reception Room, 3rd Reception/Dining Room, Kitchen, Rear Lobby, Cloakroom/Downstairs W.c, Shower Room, First Floor; Staircase to the First Floor Split-Level Landing, Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4 & a Family Bathroom Suite. To the Front is an Attractive Front Terrace. The Good Size, Side & Rear Garden are Low-Maintenance & Enclosed. uPVC Double Glazing Windows Throughout & Gas Central Heating Powered by a Worcester Boiler In Wall Cupboard (Fitted 18 Months Approx.)



EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/bedaroad29ap/>

EPC Rating = C.

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

Internal Porch - 3' 1" x 2' 5" (0.94m x 0.74m) Tiled Floor, Entered Via uPVC Obscure D/g Door With Obscure D/g Window Above With Inset House Number, Wall Mounted Lamp Light, Door Into Entrance Hallway.

Entrance Hallway - 19' 11" x 5' 5" (6.07m x 1.65m) Tiled Flooring, Double Panel Radiator, Original Cornicing And Coving To Ceiling, Picture Rail, Doors To Living Room, Sitting Room And Dining Room, Staircase To First Floor Split-Level Landing. Wall Mounted Cupboard Housing Electric Meter.

Living Room - 13' 4" x 11' 7" (4.06m x 3.53m) Tiled Flooring, uPVC D/g Bay Window To Front, Single Panel Radiator, Original Coving And Picture Rail, Living Flame Coal-Effect Gas Fire Set On A Marble Hearth And Grate With A Mantelpiece Surround.

Sitting Room (Middle Room) - 10' 10" x 8' 5" (3.30m x 2.56m) Stripped Floorboards, Single Panel Radiator, uPVC D/g Window To Rear, Original Coving And Picture Rail, Fitted Cupboard To One Of The Recesses.

Dining Room - 14' 1" x 10' 6" (4.29m x 3.20m) Tiled Flooring, Double Panel Radiator, uPVC D/g Window To Side, Coving To Ceiling, Fitted Cupboard To One Recess. Understair Storage Cupboard, Door to Kitchen.

Kitchen - 10' 6" x 8' 6" (3.20m x 2.59m) Tiled Flooring, Matching Wall And Base Units With White Hi-Gloss Doors, Work Surfaces Over, Tiled Splashbacks, 4 Ring Gas Hob, Electric Oven With Extractor Hood Over, Plumbed For Washing Machine, Wall Mounted Black Ladder/Towel Radiator, Space For Tall Fridge/Freezer, uPVC D/g Window To Side, Stainless Steel Sink And Drainer With Mixer Tap Over, Worcester Boiler In Wall Cupboard (Fitted 18 Months Approx.), Wall Mounted Electric Extractor Fan, uPVC Obscure D/g Door To Rear Garden.

Rear Lobby - 6' 11" x 4' 9" (2.11m x 1.45m) Tiled Flooring, uPVC Window To Rear, uPVC Door to Rear Garden, Door To Shower Room, Door To Separate W.c.

Cloakroom/ Downstairs W.c. - 2' 11" x 2' 9" (0.89m x 0.84m) Tiled Flooring Continued, Close Coupled W.c., White Ladder/Towel Radiator, Fully Tiled Walls.

Shower Room - 4' 11" x 3' 4" (1.50m x 1.02m) Tiled Flooring Continued, Shower Cubicle With Mixer Shower, Pedestal Wash Hand Basin With Mixer Tap, Chrome Ladder/Towel Radiator, Fully Tiled Walls Around The Shower, Rest Of The Walls Are Tiled To Half-Height, Wall Mounted Electric Extractor Fan, uPVC Obscure D/g Window To Rear.

Staircase/1st Floor Split-Level Landing - 10' 2" x 3' 3" (3.10m x 0.99m) Stripped Floorboards With Carpet Patches On Staircase, Doors To Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4 And Family Bathroom, Hatch To Insulated Loft, Fitted Cupboard.

Bedroom 1 - 15' 5" x 10' 11" (4.70m x 3.32m) Laminate Flooring, uPVC D/g Bay Window To Front, uPVC D/g Window To Front, Double Panel Radiator, Original Coving To Ceiling, Original Picture Rail.

Bedroom 2 - 11' 0" x 9' 7" (3.35m x 2.92m) Stripped Floorboards, uPVC D/g Window To Rear, Double Panel Radiator, Coving To Ceiling, Original Picture Rail.

Bedroom 3 - 10' 6" x 8' 6" (3.20m x 2.59m) Laminate Flooring, uPVC D/g Window To Rear, Single Panel Radiator, Hatch To Loft.

Bedroom 4 - 10' 4" x 7' 3" (3.15m x 2.21m) Stripped Floorboards, uPVC D/g Window To Side Single Panel Radiator, Hatch To Loft.

Family Bathroom - 6' 9" x 5' 6" (2.06m x 1.68m)

Stripped Floorboards, Panel Bath With Hot And Cold Taps Over, Wash Hand Basin With Mixer Tap Set In Vanity Cupboard, Close Coupled W.c., Fully Tiled Walls, Chrome Ladder/Towel Radiator, Wall Mounted Electric Extractor Fan, uPVC Obscure D/g Window To Side.

Attractive Front Terrace Garden

Enclosed Rear/Side Garden

Low Maintenance, East Facing, Mainly Patio.



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.



CARDIFF & THE VALE

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