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MR HOMES
SALES & LETTINGS



Aldsworth Road,
Canton, Cardiff
CF5 1AA

Guide Price £230,000 to £240,000
Freehold

Aldsworth Road, Canton, Cardiff. CF5 1AA.

- EXTENDED 3x DOUBLE BEDROOM & SPACIOUS FAMILY HOME
- SOUTH-WEST FACING REAR GARDEN
- EXCELLENT TRANSPORT LINKS
- BAY FRONTED
- 3x RECEPTION ROOMS
- EXTENDED KITCHEN/BREAKFAST/DINER
- ENCLOSED FRONT TERRACE
- MODERN FAMILY BATHROOM SUITE
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



AN EXTENDED 3x DOUBLE BEDROOM SPACIOUS FAMILY HOME (BUILT CIRCA 1897)

MOVE STRAIGHT IN - EXCELLENT TRANSPORT LINKS - VERY CLOSE TO WAUN-GRON PARK TRAIN STATION IN FAIRWATER - OPEN-PLAN LOUNGE & SITTING ROOM - DINING ROOM - EXTENDED MODERN KITCHEN/BREAKFAST/DINER - RE-FITTED BATHROOM SUITE SOUTH-WEST FACING REAR/SIDE GARDEN
uPVC D/G WINDOWS & GAS C/H with BAXI COMBI - TENURE: FREEHOLD.



MR HOMES Offer **FOR SALE** this Extended 3-Bedroom End-Of-Terrace Family Home, comprising in brief; Entrance Hallway, Lounge with Bay Window, Open-Plan to the Dining Room, Spacious Kitchen, 1st Floor Split-Level Landing, Bedrooms 1, 2, 3 & a Re-Fitted & Modern Family Bathroom Suite. The Front Terrace is Enclosed. The Rear/Side Garden is also Enclosed & Low-Maintenance. uPVC Double Glazing Windows & Gas Central Heating powered by a Logic Combi 30kW Combi-Boiler.
#SCHOOL CATCHMENTS: LANSDOWNE PRIMARY SCHOOL, FITZALAN HIGH SCHOOL, YSGOL GYMRAEG TREGANNA, YSGOL GYFUN GYMRAEG PLASMAWR.



EARLY VIEWING IS VERY HIGHLY RECOMMENDED.
360 VR Tour Link > <https://tour.giraffe360.com/aldsworthroad1ap> EPC

Rating = D.

Council Tax Band = D.

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



Front Terrace

Enclosed By Medium Height Brick Walls and Wrought Iron Fencing, Original Wooden Door with Opaque Half Glazed Window into The Entrance Hallway.

Entrance Hallway - 11' 7" x 5' 2" (3.53m x 1.57m)

Laminate Floor, Single Panel Radiator, Original Cornicing, Plastered Walls And Textured Ceiling, Floor Cupboard Housing Gas Meter, Understair Storage Area Cupboards.

Living Room - 24' 11" x 8' 4" (7.59m x 2.54m)

Fitted Carpet, uPVC D/g Bay Window To Front, Single Panel Radiator, Plastered Walls And Textured Ceiling, Original Cast Iron Fireplace, Door To Living Room, Door To Dining Room. Open Plan to Each Other.

Sitting Room (Measurements included as above)

Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Plastered Walls and Textured Ceiling, Original Cast Iron Fireplace,

Dining Room - 10' 7" x 9' 4" (3.22m x 2.84m)

Laminate Floor, Single Panel Radiator, uPVC Obscure D/g Window To Side, Plastered Walls And Plastered Ceiling, Door To Kitchen.

Extended Kitchen - 18' 3" x 7' 7" (5.56m x 2.31m)

Laminate Floor, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashback, Stainless Steel Sink And Drainer With Mixer Tap, 5 Ring Gas Hob With Extractor Hood Over, Zanussi Electric Fan Assisted Oven, Plumbed For Washing Machine, Plumbed For Neff Integrated Dishwasher, Double Panel Radiator, Inset Spotlights To Ceiling, uPVC D/g Window To Side, uPVC French Doors To Rear Garden, Hatch To Small Loft Space, Wall Mounted Ideal Logic Combi 30kw Combi-Boiler.

Staircase/Split-Level Landing - 8' 7" x 5' 4" (2.61m x 1.62m)

Fitted Carpet To Stairs And Split-Level Landing,

Bedroom 1 - 14' 0" x 10' 10" (4.26m x 3.30m)

Fitted Carpet, 2 x uPVC D/g Windows To Front, Double Panel Radiator, Plastered Walls And Textured Ceiling.

Bedroom 2 - 12' 5" x 9' 3" (3.78m x 2.82m)

Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, Plastered Walls And Textured Ceiling.

Bedroom 3 - 11' 2" x 8' 4" (3.40m x 2.54m)

Fitted Carpet, Single Panel Radiator, uPVC D/g Window To Rear, Plastered Walls And Textured Ceiling, Large Hatch To Loft Space.

Family Bathroom - 6' 3" x 6' 0" (1.90m x 1.83m)

Panel Bath With Chrome Mixer Tap, Mixer Shower Over With Dual Rainfall And Handheld Shower Heads, Pedestal Wash Hand Basin With Chrome Mixer Tap Set In Vanity Cupboard, Close Coupled W.c., Chrome Ladder/Towel Radiator, Fully Tiled Walls, Ceiling Mounted Electric Extractor Fan, uPVC Obscure D/g Window To Side.

Rear/Side Garden - SOUTH-WEST FACING

South-West Facing Rear Garden, Fully Enclosed with Feather Edge Fencing, Low Maintenance with Astro Turf and Laid Stone Chippings to The Side, Lockable Side Gate, Giving Access To Lockable Side Lane.



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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