



Market Road, offers in the region of £450,000

- Council Tax - Band D
- Four Bedrooms
- Extended Property
- Immaculately Presented Throughout
- Utility Room and Downstairs WC
- EPC Rating: C



 4  2  2



About the property

Located in the popular and sought after area of Canton is this IMMACULATELY presented is this four bedroom extended mid-terrace property! Situated just opposite Chapter Arts Centre as well as being just off Canton high street, this property is within walking distance to all local shops, restaurants, pubs and retail outlets!!!The property also sits within the excellent catchments of Treganna and Radnor Primary Schools, Fitzalan and Plasmawr High Schools. Internally this property comprises entrance hall, open plan lounge, dining room, large extended kitchen, utility room and downstairs wc. To the first floor are three bedrooms and a family bathroom. To the second floor is the master bedroom with ensuite. To the rear of the property is a beautifully designed South West facing garden with shed and summer house. To the front of the property is resident permit parking and free parking. Viewings are highly recommended for this property. To book call 02920397171 or book via our website www.peteralan.co.uk.

Accommodation

Entrance Hall

Enter via composite door. Laminate flooring. Access to lounge, kitchen and utility room and stairs to first floor.

Lounge

10' 6" max x 11' 7" max (3.20m max x 3.53m max)

Laminate flooring. Media wall. Electric fire. uPVC double glazed window.

Dining Room

9' 1" max x 11' 6" max (2.77m max x 3.51m max)

Laminate flooring. LED ceiling light.

Breakfast Room

8' 4" max x 10' 6" max (2.54m max x 3.20m max)

Kitchen

5' 9" x 11' 8" (1.75m x 3.56m)

Fitted with a matching range of wall and base units with worktop space over. Integrated fridge/freezer, oven and hob, wine fridge and dishwasher. Insert sink



with mixer taps. Spotlights to ceiling. Pitched roof with lantern window. Bi-folding uPVC doors to rear.

Utility Room

5' 2" x 5' 2" (1.57m x 1.57m)

Space for a washing machine/tumble dryer. Skylight window. Access to downstairs wc.

Downstairs Cloakroom

Fitted with two piece suite comprising wc and wash hand basin. uPVC double glazed window. Tiles.

First Floor Landing

Carpeted flooring. Access to three bedrooms and family bathroom.

Bedroom Two

10' 5" max x 12' 2" max (3.17m max x 3.71m max)

Carpeted flooring. uPVC double glazed window.

Bedroom Three

10' 7" max x 12' max (3.23m max x 3.66m max)

Carpeted flooring. uPVC double glazed window.

Bedroom Four

8' 5" x 5' 6" (2.57m x 1.68m)

Carpeted flooring. uPVC double glazed window.

Bathroom

Fitted with three piece suite comprising bath with shower over, wc and wash hand basin. Tiles. uPVC double glazed window. Spotlights.

Second Floor Landing

Access to master bedroom with ensuite. Fitted carpet. Skylight window.

Master Bedroom

10' 2" max x 19' 7" max (3.10m max x 5.97m max)

Carpeted flooring. uPVC double glazed window to front and rear. Built-in wardrobe.

Ensuite Shower Room

Fitted with a three piece suite comprising walk in shower, wc and wash hand basin. Tiles. uPVC double glazed window. LED spotlights and ceiling lights.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

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