



## Theobald Road, offers over £340,000

- Three Bedroom Property
- Walking Distance to High Street
- Open Plan Living
- Attic Converted
- Sought After Location
- EPC Rating: D



 3  1  2





## About the property

Located in a very sought after area of Cardiff, is this three-bedroom mid-terrace property that makes a PERFECT Family home! Just walking distance from Canton's High Street that benefits from shops, restaurants, pubs and public transport links, this property is also within close proximity to Cardiff City Centre that houses all amenities and attractions as well as the Capital Retail Park and Cardiff City Stadium! Local train stations nearby are Ninian Park and Cardiff Central. Internally the property comprises entrance hallway, open plan lounge, dining area, conservatory and kitchen. To the first floor are two bedrooms and a family bathroom. To the second floor is the third bedroom. To the rear of the property is an enclosed low maintenance garden. To the front of the property is on street permit parking. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk)

## Accommodation

### Entrance Hallway

### Lounge

11' 6" max x 24' 5" max into bay ( 3.51m max x 7.44m max into bay )

### Dining Area

8' 3" x 8' 3" ( 2.51m x 2.51m )

### Kitchen

9' 6" x 7' 6" ( 2.90m x 2.29m )

### Conservatory

6' 7" x 7' 1" ( 2.01m x 2.16m )



**Landing**

**Bedroom Three**

**Master Bedroom**

15' 1" max x 8' 9" max ( 4.60m max x 2.67m max )

Restricted Head Height

**Bedroom Two**

8' 5" x 10' 9" max ( 2.57m x 3.28m max )

**Bathroom**

**Landing**

**Rear Garden**



## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.