

**1 Bassett Street, Canton
Cardiff
CF5 1PP**

Entrance Hall

Entered via a Upvc door with glazed insert. Balustrade stairwell. Original coved ceiling. Radiator. Doors of leading to lounge, dining room & kitchen breakfast room

Lounge 10'3" x 10'2" (min)

A decent sized bay fronted living room. Feature marble effect fireplace. Original coved ceiling. Radiator



Dining Room 10'0" x 8'7"

A versatile room presently used as an office/kids study. Radiator. Glazed Upvc door leading out to rear garden



Kitchen Breakfast Room 20'9" x 8'9"

Excellent sized kitchen dining area housing a selection of quality cram gloss wall & base units incorporating ample worktop space with plastic sink unit & mixer tap, plumbing for washing machine, integrated dish washer,

gas hob, electric oven & extractor canopy. Tiled splash backs. Laminated floor. Contemporary radiator. Windows to side & rear. Upvc glazed door leading out to garden. Wall mounted gas combination boiler.



First Floor Landing

With doors off leading to three bedrooms & bathroom W.C. Mirror wardrobe.

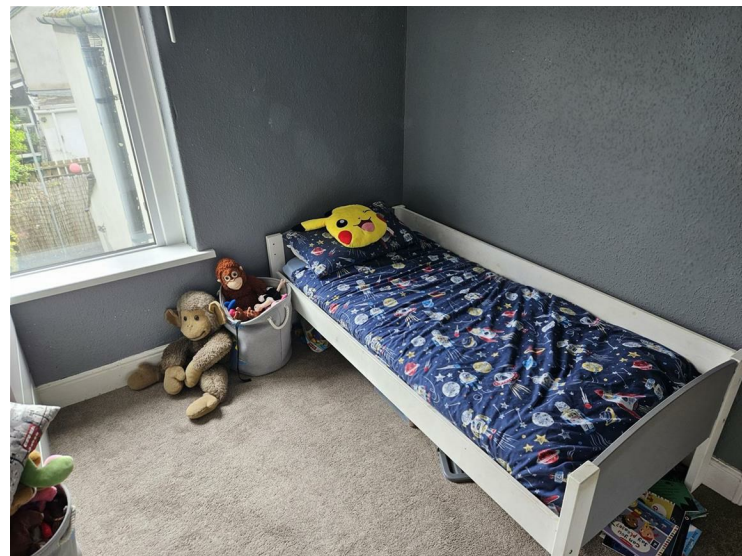
Bedroom One 12'0" x 10'1"

Good sized double bedroom boasting fitted floor to ceiling mirror wardrobes. Two windows to front. Radiator. Coved ceiling



Bedroom Two 10'3" x 8'6"

Double bedroom with window to rear. Radiator



Bedroom Three 8'10" x 5'11"

Single sized bedroom with window to rear. Radiator



Bathroom W.C.

Fully tiled with suite comprising of low level W.C. Pedestal wash hand basin. Panelled bath incorporating chrome mains fed mixer shower and glazed screen. Radiator. Window



Front Forecourt

Concrete based area enclosed by brick wall

Rear Garden

Mainly based with slabs and enclosed by stone built wall



FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct,

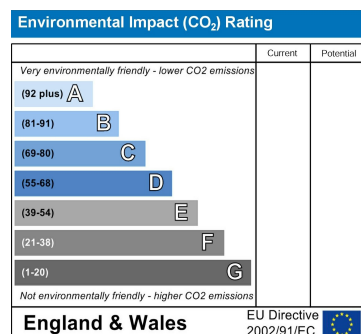
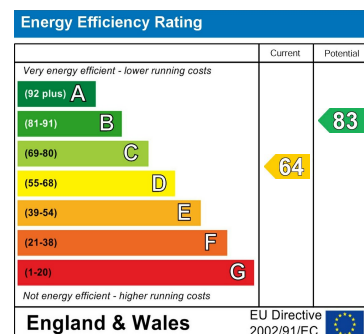
but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

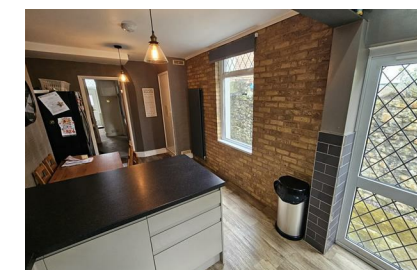
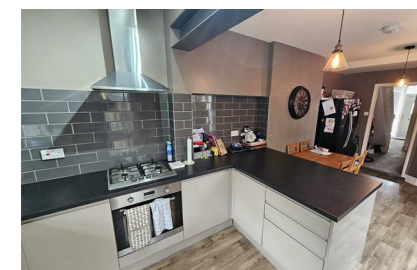
The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.



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Ideal Family Accommodation Is Offered By This Deceptively Spacious Traditional Built Bay Fronted Terraced House Situated Within The Popular Area Of Canton. Briefly Comprising Of Entrance Hall, Lounge, Dining Room, Large 20' Fitted Kitchen Breakfast Room With Integrated Appliances, Three Bedrooms & Tiled Bathroom W.C. & Shower. Upvc Windows & Doors. Gas Central Heating With Combination Boiler. Front Forecourt & Rear Garden. Sold With No On Going Chain. Well Worth Viewing.