

Clos Dewi Sant

Canton | Cardiff | CF11 9EW

Four Bedroom Town House | Asking Price Of £450,000



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PROPERTY DESCRIPTION

****FOUR BEDROOM TOWN HOUSE*** RARELY AVAILABLE* MGY are pleased to present for sale a spacious four bedroom town house, located within the popular Clos Dewi Sant development, in Canton. Walking distance to the City Centre and close to local amenities, bars and restaurants. The accommodation briefly comprises of entrance hall, reception room, large kitchen/diner, utility room, cloakroom, living room, four bedrooms, two with en-suite, main bathroom and low maintenance rear garden. The property further benefits from double glazing throughout, gas central heating, driveway and visitor parking. Viewing highly recommended.

- **Tenure** Freehold
- **Council Tax Band** G
- **Floor Area (Approx).** 1,615 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Entered via secure front door, with security spy hole. Engineered oak flooring. Wall mounted radiator. Large storage cupboard. Under stair storage. Doors leading to kitchen, reception room, utility room and cloakroom. Carpeted stairway to first floor.

KITCHEN/DINER

17' 1" x 11' 11" (5.22m x 3.65m)
Double glazed uPVC windows and French doors to rear, leading to low maintenance garden. Tiled flooring. Part tiled walls. Fitted wall and base units, with solid wood worktops incorporating composite granite sink. Integrated oven and five ring gas hob, with extractor hood over. Ample storage. Under unit lighting. Integrated fridge freezer. Space for dishwasher and additional fridge freezer. Wall mounted radiator.

RECEPTION ROOM/GARAGE

16' 2" x 7' 6" (4.94m x 2.30m)
Double glazed uPVC windows to side. Engineered oak flooring. Wall mounted radiator. TV Aerial point.

UTILITY ROOM

Double glazed uPVC windows to front. Engineered oak flooring. Part tiled walls. Wall mounted radiator. Space for washing machine and dryer. Extractor fan.

CLOAKROOM

Engineered oak flooring. Part tiled walls. Pedestal wash hand basin. W.C. Extractor fan. Heated towel rail.

FIRST FLOOR LANDING

New carpeted flooring. Wall mounted radiator. Doors leading to living room and master bedroom.

LIVING ROOM

19' 7" x 17' 1" (5.97m x 5.22m)
Double glazed uPVC windows to front and side. Ample natural daylight. Spacious living room. New carpeted flooring. Three wall mounted radiators. TV Aerial point. Telephone point. USB power point.

MASTER BEDROOM

17' 1" x 11' 11" (5.22m x 3.65m)
Double glazed uPVC windows to rear. Carpeted flooring. Wall mounted radiator. TV Aerial point. USB power point. Door to:-

EN-SUITE

6' 7" x 5' 3" (2.02m x 1.61m)
Double glazed uPVC windows to rear. Vinyl wood effect flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Extractor fan.

SECOND FLOOR LANDING

New carpeted flooring. Access to boarded loft. Wall mounted radiator. Doors leading to three bedrooms and bathroom.

BEDROOM TWO

17' 1" x 12' 4" (5.22m x 3.77m)
Double glazed uPVC windows to front. Ample natural daylight. Double bedroom. Laminate flooring. Built in wardrobe, with mirrored sliding doors. Wall mounted radiator. USB power point. TV Aerial point. Door to:-

EN-SUITE

8' 5" x 5' 3" (2.59m x 1.62m) Vinyl wood effect flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Extractor fan. Wall mounted radiator. Spotlights.

BEDROOM THREE

11' 11" x 8' 5" (3.65m x 2.59m) Double glazed uPVC windows to rear. Double bedroom. Laminate flooring. Wall mounted radiator. TV Aerial point.

BEDROOM FOUR

12' 0" x 8' 7" (3.66m x 2.63m) Double glazed uPVC windows to rear. Carpeted flooring. Built in wardrobe, with mirrored sliding doors. Wall mounted radiator. TV Aerial point.

BATHROOM

8' 5" x 6' 3" (2.59m x 1.93m) Double glazed uPVC window to side. Vinyl wood effect flooring. Part tiled walls. Panelled bath. W.C. Pedestal wash hand basin. Wall mounted radiator. Extractor fan.

REAR GARDEN

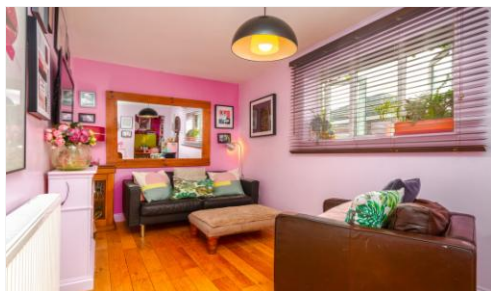
Low maintenance rear garden. Ample sun. Paved, with gravel area and timber pergola. Brick and fence surround. Accessed from the kitchen/diner and side gate.

PARKING

One driveway parking space. One additional allocated parking space. One visitor parking space.

TENURE

MGY are advised that the freehold property is traditional build.



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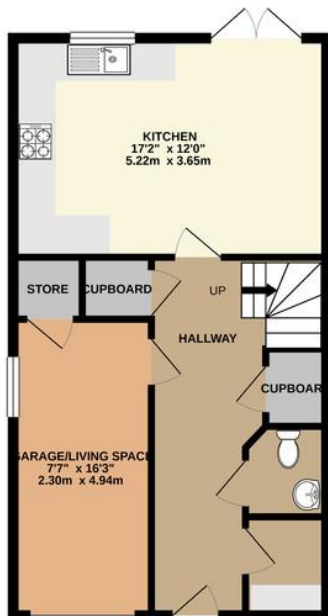
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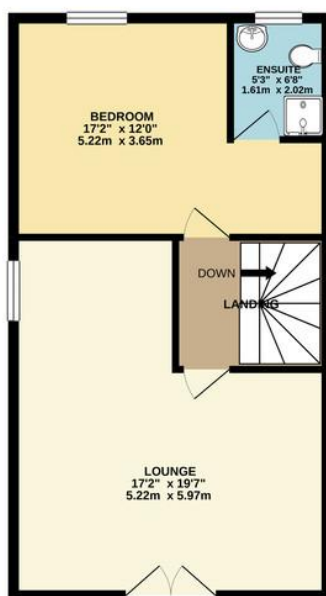


FLOORPLANS

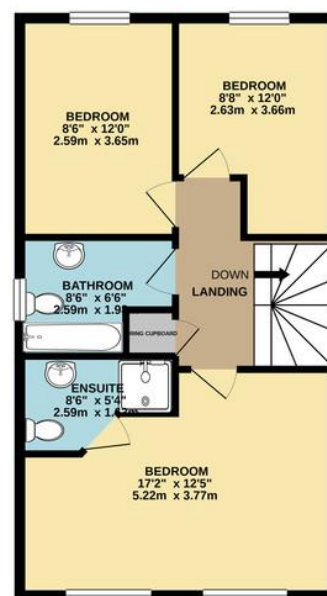
GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.

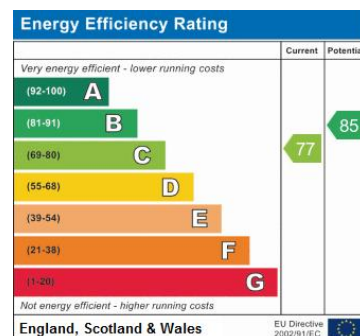


2ND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1623 sq.ft. (150.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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