

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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WYNDHAM ROAD
CANTON

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CANTON, CF11 9EJ - £350,000

This traditional, Victorian mid terrace property is located on a popular road in Canton. Internally comprising of an entrance hallway, through lounge, fitted kitchen, utility room, ground floor cloakroom. Upstairs there are two good size bedrooms and bathroom. Outside to the front there is a forecourt and the rear has an enclosed garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

2 bedroom(s) 1 bathroom(s) 913.00 sq ft

ENTRANCE PORCH
0.97m x 0.97m (3'2" x 3'2")

HALLWAY
5.18m x 1.63m narrows to 1.02m (17' x 5'4" narrows to 3'4")

THROUGH LOUNGE
7.70m into bay max x 3.71m into recess max narrows (25'3" into bay max x 12'2" into recess max narrows)

KITCHEN
3.35m x 2.69m (11' x 8'10")

UTILITY ROOM
1.78m x 1.85m (5'10" x 6'1")

GROUND FLOOR CLOAKROOM
1.75m x 0.71m (5'9" x 2'4")

LANDING
3.84m x 1.65m (12'7" x 5'5")

BEDROOM
3.12m x 4.83m into recess max (10'3" x 15'10 into recess max)

BEDROOM
3.07m into recess max x 3.58m (10'1" into recess max x 11'9")

BATHROOM
3.30m x 2.57m (10'10" x 8'5")

REAR GARDEN
An enclosed rear garden with brick wall and wooden fence boundaries. Paved patio area and an area laid with stone chippings.

TENURE
We have been advised the property is freehold. Your legal representative will confirm this.

EPC
Rated TBC

COUNCIL TAX
Band E

