



**PEN Y PEEL ROAD**  
**CANTON**  
**CARDIFF CF5 1QY**

OFFERS IN EXCESS OF  
**£350,000**



### MID TERRACED HOUSE



**3**



**2**



**2**



**2**

**\*\*PERFECT FOR FIRST TIME BUYERS - THREE BEDROOM, MID-TERRACED HOUSE\*** MGY are delighted to bring to market this bright and spacious, three-bedroom, mid-terraced house situated on the much favoured Pen Y Peel Road in the heart of Canton. The accommodation is split over two floors and briefly comprises entrance hallway, lounge/diner, kitchen, utility room and downstairs WC. To the first floor there are three bedrooms and modern shower room. The property further benefits from a landscaped private garden, gas central heating and double glazing throughout. \*Viewing highly recommended\*

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 969 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from private front courtyard. Second door into hallway. Coving. Laminate flooring. Pendant light fitting. Doors to lounge/diner and kitchen. Stairs rising to first floor.

#### **LOUNGE/DINER**

21' 1" x 10' 9" (6.45m x 3.30m)  
Exposed floorboards. Double glazed uPVC windows to front aspect and additional double glazed uPVC window to rear aspect. Coving. Alcoves with fitted storage, fixed shelving and space for fireplace with tiled base. Pendant light fittings. Radiators.

#### **KITCHEN**

11' 3" x 9' 0" (3.45m x 2.75m)  
Fitted kitchen with a range of wall, base and drawer units with rounded edge worktops over incorporating 1.5 sink and drainer and four ring gas hob with extractor hood above and oven beneath. Integrated dishwasher. Space for fridge/freezer. Double glazed uPVC windows to side and rear aspect. Laminate flooring. Spotlights. Door leading to utility room.

#### **UTILITY ROOM**

5' 5" x 6' 0" (1.67m x 1.83m)  
Double glazed uPVC window to rear aspect. uPVC door leading to rear garden and door to downstairs WC. Laminate flooring. Plumbing for washing machine, space for dryer and counter across one wall.

#### **DOWNSTAIRS WC**

6' 7" x 2' 10" (2.03m x 0.88m)  
Continuation of laminate flooring. WC and wall mounted wash hand basin. Pendant light fitting.

#### **FIRST FLOOR LANDING**

Carpeted split-level landing. Pendant light fitting. Doors to three bedrooms and shower room. Loft hatch.

#### **BEDROOM ONE**

13' 7" x 10' 7" (4.15m x 3.24m)  
Two double glazed uPVC windows to front aspect with fitted blinds. Double bedroom. Carpeted flooring. Panelling to one wall. Pendant light fitting. Alcoves. Radiator.

#### **BEDROOM TWO**

10' 9" x 8' 11" (3.29m x 2.72m)  
Double glazed uPVC window to rear aspect. A second double bedroom. Carpeted flooring. Fixed lighting to side wall. Cupboard housing Worcester boiler. Radiator.

#### **BEDROOM THREE**

9' 7" x 4' 5" (2.93m x 1.37m)  
Double glazed uPVC window to rear aspect. Carpeted flooring. Pendant light fitting. Radiator.

#### **SHOWER ROOM**

7' 6" x 4' 8" (2.29m x 1.44m)  
Immaculate modern shower room. Tiled flooring. Fully tiled walls. Double shower with glass screen, mains rainfall shower and additional shower attachment. Vanity wash hand basin, with mixer tap and fitted storage under. Wall mounted vanity mirror over. W.C. Heated towel rail. Extractor. Spotlights.



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## OUTSIDE

Front - Enclosed front yard. Wall border. Wrought iron gate.  
Paved pathway leading to front door with shingled area.  
Rear - Private landscaped rear garden. Laid to patio,  
decked and lawn areas. Wall and fenced borders. Mature  
plants and shrubs. Outside tap.

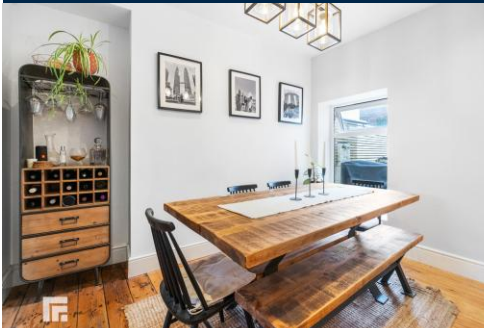
## TENURE

MGY have been advised that this property is FREEHOLD.



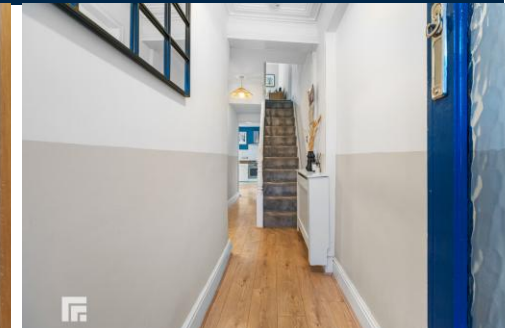
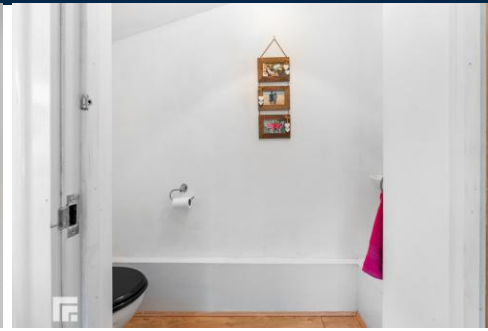
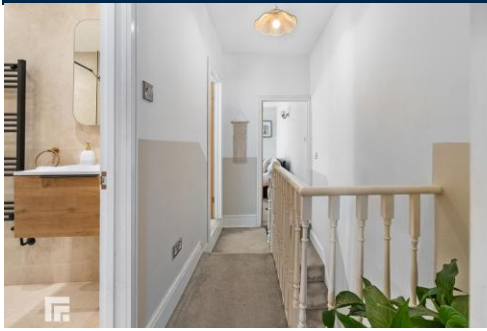


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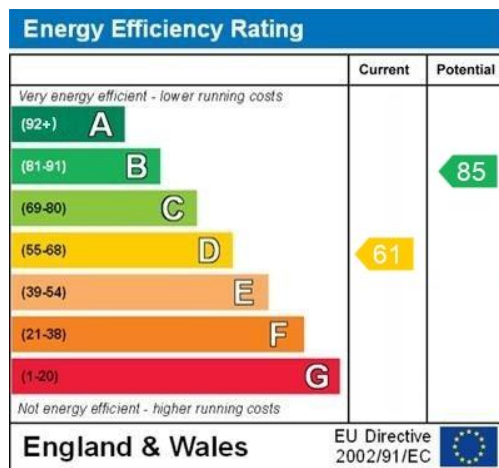
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**PONTCANNA 02920 397152**

95 Pontcanna Street, Pontcanna, Cardiff, South  
Glamorgan, CF11 9HS



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