



Denton Road, CARDIFF CF5 1PE

**welcome to
Denton Road, CARDIFF**

- Three bedroom
- Large bathroom
- Generous living space
- Sought after location
- Walking distance to shops

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£350,000

Situated in the heart of vibrant Canton, this charming bay-fronted mid-terrace home offers a wonderful blend of space, character, and comfort. Ideally located within walking distance of local shops, parks, cafés, and excellent transport links, perfectly suited for families and professionals alike.



view this property online allenandharris.co.uk/Property/CTN109870

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CTN109870 - 0002

Hall
Lounge/Dining Room
24' 11" max x 11' 5" max (7.59m max x 3.48m max)
Sitting Room
11' 11" x 10' 2" (3.63m x 3.10m)
Kitchen
10' 11" max x 9' 11" max (3.33m max x 3.02m max)
Basement
Bedroom 1
16' 5" x 11' 5" max (5.00m x 3.48m max)
Bedroom 2
11' 11" x 9' 7" max (3.63m x 2.92m max)
Bedroom 3
9' 7" x 8' 10" (2.92m x 2.69m)
Bathroom



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