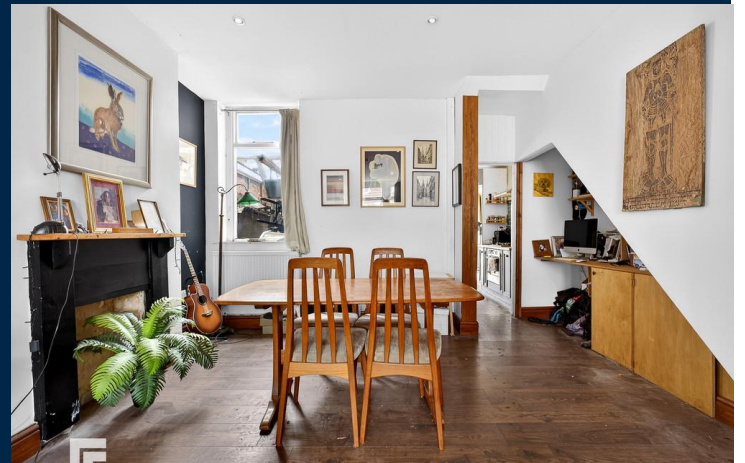
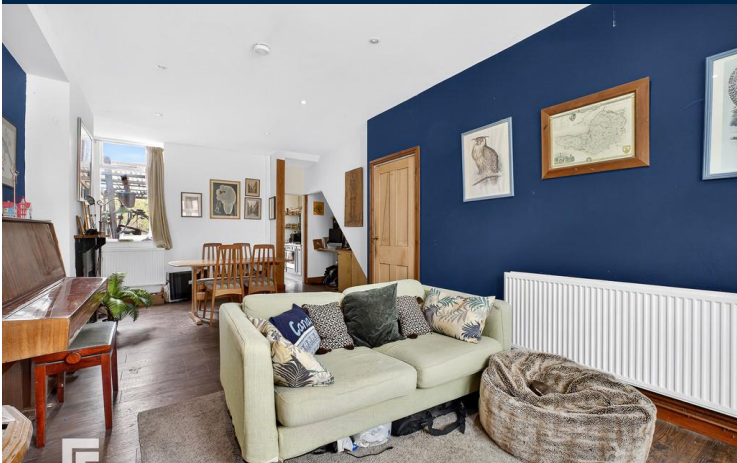




**BRECON STREET**  
CANTON  
CARDIFF CF5 1RE

ASKING PRICE OF  
**£325,000**



**MID TERRACED HOUSE**



**3**



**1**



**1**



**1**

**\*\*NO CHAIN, THREE DOUBLE BEDROOM, MID-TERRACED HOUSE IN CANTON\*** MGY are delighted to bring to market this, three double bedroom, mid-terraced house situated on the much favoured Brecon Street in Canton. The property is within close proximity to Thompson Park and Pontcanna Fields and is just a short distance to local amenities such as coffee shops, restaurants, shops and bars. The accommodation briefly comprises entrance hallway, lounge/diner, kitchen/breakfast room, two double bedrooms and family bathroom to the first floor and a third double bedroom on the second floor. The property further benefits from a low maintenance and good-sized rear garden and has gas central heating. \*Viewing highly recommended\*

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1136 SQ ST**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Front forecourt enclosed with low rise brick wall and wrought Iron gate. Entered via front door with obscured glass to top panels. Wooden flooring. Pendant light fitting. Radiator. Doors to lounge/diner. Stairs rising to first floor.

#### **LOUNGE/DINER**

24' 9" x 11' 9" (7.56m x 3.59m)  
Double glazed uPVC window to front aspect and additional double glazed uPVC window to rear aspect. Two fireplaces to alcoves, one with log burner. Spotlights. Ample dining space. Under stair storage. Radiators. Door to kitchen.

#### **KITCHEN/BREAKFAST ROOM**

17' 6" x 10' 8" (5.34m x 3.27m)  
Fitted kitchen with worktops over incorporating inset sink with mixer tap over and four ring induction gas hob with extractor above and oven below. Tiled splashback. Space and plumbing for washing machine, dishwasher and fridge/freezer. Peninsula island with storage and seating beneath. Wooden flooring. Double glazed uPVC windows to side and rear aspect. Spotlights. Radiator. Door leading to rear garden.

#### **FIRST FLOOR**

#### **FIRST FLOOR LANDING**

Split level landing with carpeted flooring and wooden balustrades. Pendant light fittings. Doors to two bedrooms and bathroom. Stairs leading to second floor.

#### **BEDROOM ONE**

14' 11" x 11' 1" (4.57m x 3.39m)  
Good size principal bedroom with two double glazed windows to front aspect. Carpeted flooring. Alcoves. Pendant light fitting. Radiator.

#### **BEDROOM TWO**

11' 6" x 8' 11" (3.52m x 2.74m)  
Another double bedroom with double glazed window to rear aspect. Carpeted flooring. Alcoves. Pendant light fitting. Radiator.

#### **BATHROOM**

10' 8" x 10' 4" (3.27m x 3.16m)  
Large modern suite comprising: WC, pedestal wash hand basin with mixer tap over and freestanding bath with mixer tap over additional handheld shower fixture plus double shower with glass screen, mains rainfall shower and additional shower attachment. Double glazed uPVC window to rear aspect. Tiled flooring. Partially tiled walls. Spotlights. Radiator.

#### **SECOND FLOOR**

#### **BEDROOM THREE**

14' 11" x 10' 5" (4.57m x 3.20m)  
A third double bedroom. Velux windows. Carpeted flooring. Pendant light fitting. Radiator.

#### **OUTSIDE**

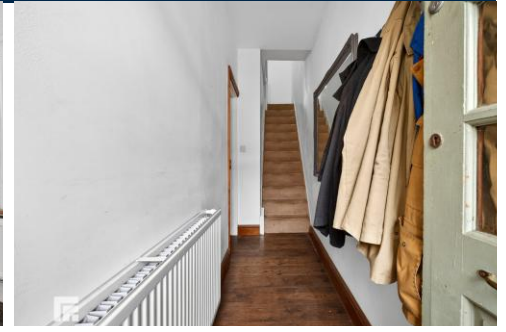
Private rear garden with laid to patio. Fence and wall borders. Shed. Outside tap.

#### **TENURE**

MGY have been advised that the property is FREEHOLD.

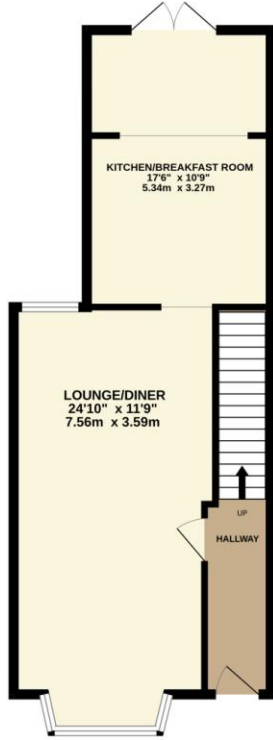


# BRECON STREET, CANTON, CARDIFF CF5 1RE

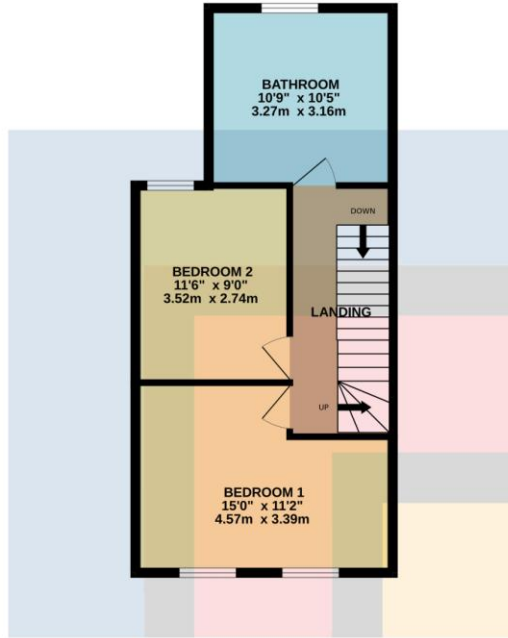


# BRECON STREET, CANTON, CARDIFF CF5 1RE

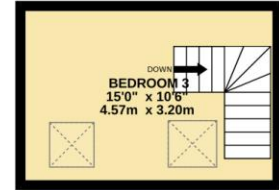
GROUND FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR  
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.6 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.  
Made with Metropix 62026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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