

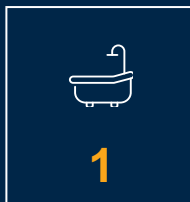


**WYNDHAM CRESCENT**  
**CANTON**  
**CARDIFF CF11 9EF**

ASKING PRICE OF  
**£425,000**



**MID TERRACED HOUSE**



\*BEAUTIFULLY PRESENTED, TRADITIONAL MID-TERRACED FAMILY HOME\* MGY are delighted to bring to market this fantastically located, three double bedroom house situated in the highly sought after area of Canton. The property is within walking distance to a plethora of restaurants, bars, cafes and shops as well as Chapter Arts Centre. Thompson park and Pontcanna Fields are also conveniently located just a 15 minute walk away. The accommodation briefly comprises entrance hallway, lounge, sitting room, kitchen/dining room, with three double bedrooms and a family bathroom to the first floor. The property further benefits from double glazing and gas central heating throughout, and a low maintenance rear garden. \*Viewing highly recommended\*

#### ENTRANCE HALL

Front forecourt enclosed with mature hedges, plus low rise brick wall with wrought Iron gate. Entered via composite front door with obscured glass to top panels. Original features include picture rail, ceiling arch and coved ceiling. Wooden flooring. Pendant light fitting. Radiator. Doors to all rooms including under stair storage cupboard. Stairs rising to first floor.

#### LOUNGE

12' 11" x 13' 3" (3.95m x 4.06m)  
Bright open plan space. Carpeted flooring throughout. Double glazed sash window to front with fitted plantation shutter blinds. Coving to ceiling. Alcoves with open fireplace. Ceiling rose with pendant light fitting. Radiator.

#### SITTING ROOM

11' 1" x 11' 8" (3.38m x 3.58m)  
Continuation of carpeted flooring. Alcoves with fitted cupboard housing meters. Wood frame door leading to rear garden. Coving to ceiling. Ceiling rose with pendant light fitting. Radiator.

#### KITCHEN/DINING ROOM

11' 10" x 19' 3" (3.63m x 5.88m)  
Double glazed windows to side aspect and additional bifold doors to rear. Fitted wall, base and drawer units across two walls with contrasting wooden worktops incorporating double stainless steel sink unit with mixer tap over. Space for range style cooker with stainless steel splashback and extractor fan above. Integrated dishwasher and plumbing for washing machine. Ample space for seating/dining. Space for American fridge freezer. Wooden flooring. Radiator. Patio with 'lift and slide' doors open out into the rear garden.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,238 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

#### FIRST FLOOR

##### FIRST FLOOR LANDING

Split level landing with carpeted flooring and wooden balustrades. Loft hatch access. Pendant light fittings. Doors to all rooms.

##### BEDROOM ONE

17' 4" x 11' 3" (5.30m x 3.44m)  
Good size principal bedroom with two double glazed windows to front aspect. Carpeted flooring. Coving to ceiling. Alcoves. Pendant light fitting. Radiator.

##### BEDROOM TWO

11' 5" x 11' 8" (3.48m x 3.58m)  
Another double bedroom with double glazed window to rear aspect. Carpeted flooring. Coving. Alcoves. Pendant light fitting. Radiator.

##### BEDROOM THREE

9' 8" x 7' 7" (2.97m x 2.32m)  
Double glazed window to rear aspect. Double bedroom. Wooden laminate flooring. Fitted storage cupboard housing Ideal combi boiler. Pendant light fitting. Radiator.

##### BATHROOM

9' 8" x 7' 7" (2.97m x 2.32m)  
Obscure double glazed window to side aspect. Panelled bath with additional handheld shower attachment. Shower cubicle with glass doors and mains shower over. Pedestal wash hand basin with mixer tap above and fitted vanity mirror over. WC. Pendant light fitting. Partly tiled walls and tiled flooring. Fitted cupboard with ample storage space. Radiator.

##### OUTSIDE

Delightful enclosed rear garden with grass lawn, paved patio, decked and shingled areas. Fenced boundary with outside lights and PowerPoints.

##### TENURE

MGY are advised that the property is FREEHOLD.



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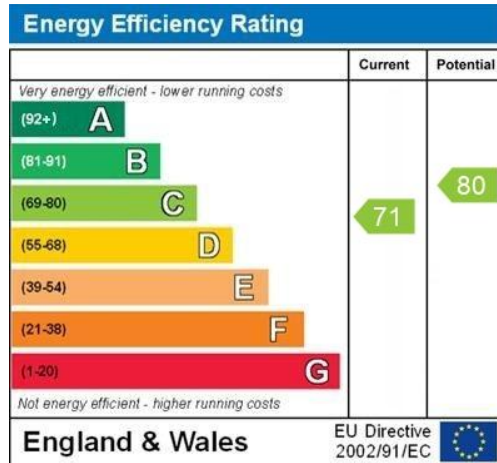
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Metrepro 10/09



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