



Ivy Street

Canton Cardiff, CF5 1ER

£295,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINER
- END OF TERRACE
- AMPLE GARDEN SPACE
- UPSTAIRS BATHROOM

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**** NO ONWARD CHAIN * TWO DOUBLE BEDROOMS * AMPLE GARDEN SPACE * WELL PRESENTED ****

Situated in the popular Canton area of Cardiff, this well-proportioned two-bedroom end-of-terrace home is conveniently positioned for a wide range of local amenities, schools and transport links. Waun-gron Park railway station is approximately 1km away, while the location provides convenient access to Cardiff city centre and surrounding areas.

The ground floor comprises an entrance hallway, spacious lounge/diner and kitchen, offering practical and comfortable living accommodation.

Upstairs, the landing provides access to two double bedrooms and a spacious family bathroom.

Externally, the property benefits from an enclosed rear garden laid with patio, providing a low-maintenance space for outdoor seating and entertaining.

- Tenure: Freehold
- Council Tax Band: D
- Parking: On street
- Water - Mains feed
- Electricity - Mains feed
- Sewerage - Connected to public sewer
- Heating - Mains fed gas
- Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Hallway

UPVC double glazed door to front, plastered walls and ceiling, laminate flooring, radiator, door to lounge/diner, stairs to first floor landing.

Lounge/Diner 22' 0" x 10' 10" (6.71m x 3.31m)

UPVC double glazed window to front, UPVC double glazed doors to rear, plastered walls, textured ceiling, laminate flooring, doors to under stairs storage and kitchen.

Kitchen 10' 9" x 8' 4" (3.28m x 2.55m)

UPVC double glazed window and door to rear garden, plastered and wood paneled walls, plastered ceiling, tiled flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, space for cooker, washing machine and fridge/freezer.

First Floor Landing

UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, doors to bathroom, two bedrooms and storage cupboard, loft access.

Bathroom 10' 11" x 8' 4" (3.32m x 2.55m)

UPVC double glazed window to side and rear, plastered and tiled walls, plastered ceiling, tiled flooring, radiator, W.C, wash hand basin, paneled bath with over head mains shower and glass side screen.

Bedroom One 11' 1" x 14' 0" (3.37m x 4.26m)

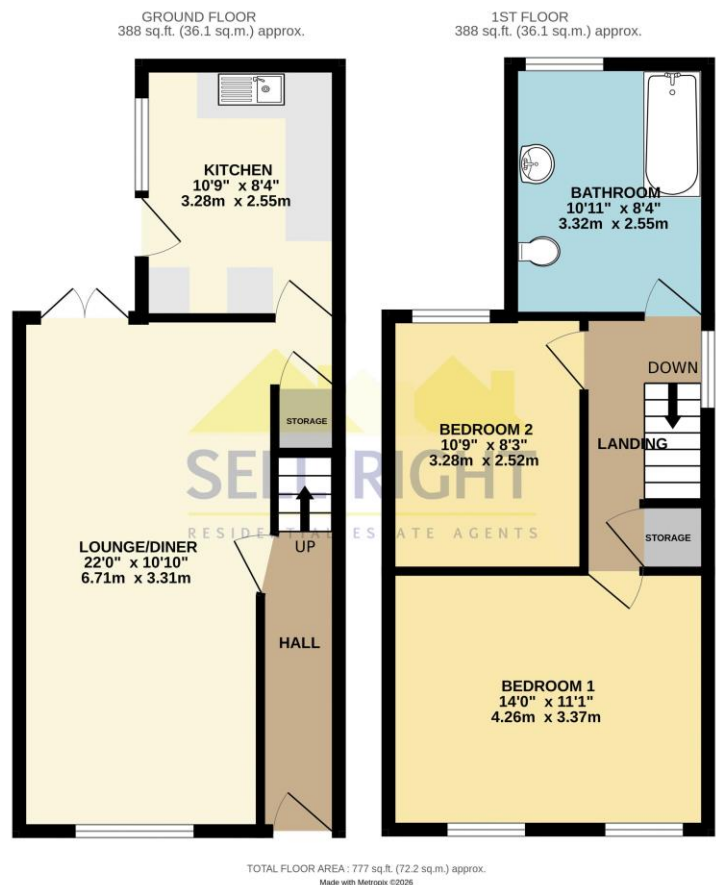
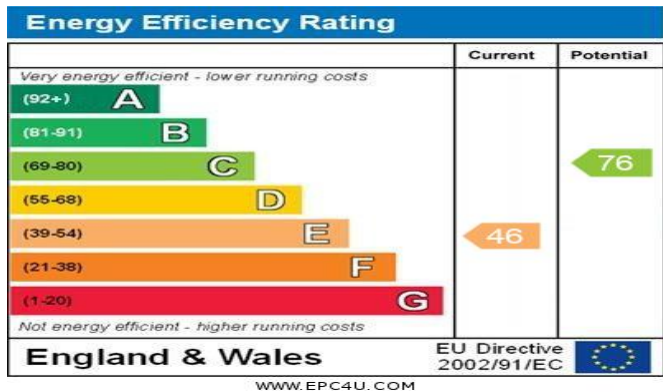
UPVC double glazed windows to front, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Two 10' 9" x 8' 3" (3.28m x 2.52m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.

Externally

Enclosed and spacious rear garden laid with patio and decorated with a variety of plants.



DISCLAIMER

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Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.