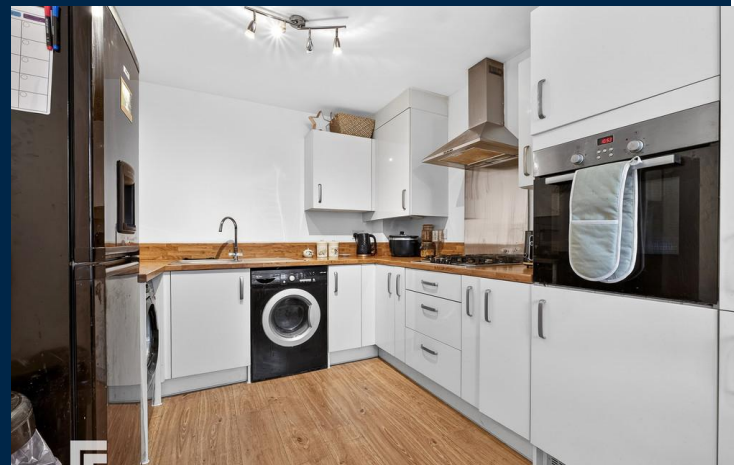




HEOL Y FYNACHLOG
CANTON
CARDIFF CF11 8FQ

ASKING PRICE OF
£320,000



END TERRACED HOUSE



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TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 861 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

****IMMACULATE END TERRACED HOUSE***
PRIME LOCATION** MGY are proud to present for sale a superb three bedroom, end terraced house, located on a unique development in the highly sought after development of 'The Mill' in Canton. The spacious accommodation comprises of entrance hall, lounge, modern kitchen/diner, cloakroom, three bedrooms, master with en-suite and bathroom. The freehold property further benefits from two allocated parking spaces a low maintenance rear garden, gas central heating and double glazing throughout. *Viewing highly recommended*

ENTRANCE HALL

Entered via composite front door. LVT flooring. Pendant lighting. Radiator. Doors to downstairs WC, storage cupboard, kitchen/diner and lounge. Stairs rising to first floor.

LOUNGE

15' 4" x 10' 5" (4.69m x 3.19m)
Double glazed uPVC glass doors leading to the private rear garden. Great sized neutrally decorated living space. LVT flooring. Wall mounted radiator. TV Aerial point. Telephone point.

KITCHEN/DINER

15' 3" x 7' 2" (4.67m x 2.19m)
Large double glazed uPVC window to front aspect. LVT flooring. Modern fitted kitchen, with contrasting worktops and stainless steel sink double sink and drainer with mixer tap over. Integrated oven and four ring gas hob, with stainless steel extractor hood over and tiled splash back. Space and plumbing for fridge freezer, washing machine and dryer. Space for dining table.

WC

4' 3" x 3' 1" (1.31m x 0.94m)
A contemporary neutral two piece suite, comprising of wall mounted wash hand basin and W.C. LVT flooring. Wall mounted radiator. Double glazed uPVC obscure window to front aspect.

FIRST FLOOR

FIRST FLOOR LANDING

Carpeted flooring. Doors leading to all three bedrooms and bathroom. Storage cupboard. Access to loft space, which is boarded and insulated.

BEDROOM ONE

12' 0" x 10' 3" (3.68max x 3.14m)
Double glazed uPVC window to front aspect. Double bedroom with ample natural daylight. Carpeted flooring. Wall mounted radiator. TV Aerial point. Storage cupboard. Pendant light fitting. Door leading to en-suite:

ENSUITE

5' 0" x 3' 11" (1.53m x 1.21m)
Large modern en-suite, accessed from bedroom one. Contemporary three piece suite, comprising of walk in shower with sliding glass doors and mains shower over, wall mounted wash hand basin with mirror over and W.C. LVT flooring. Wall mounted radiator.

BEDROOM TWO

10' 6" x 6' 3" (3.22m x 1.93m)
Double glazed uPVC window to rear aspect. Carpeted flooring. Pendant light fitting. Wall mounted radiator.

BEDROOM THREE

8' 4" x 7' 0" (2.55m x 2.14m)
Double glazed uPVC window to rear aspect. Carpeted flooring. Pendant light fitting. Wall mounted radiator.

BATHROOM

4' 4" x 7' 8" (1.34m x 2.34m)
Double glazed obscure uPVC window to side aspect. Vinyl flooring. Part tiled walls. Wall mounted wash hand basin, with mixer tap over. Freestanding bath, with mains rainfall shower over. WC. Wall mounted radiator.

OUTSIDE

Low maintenance rear garden, with ample sun. Laid to lawn with paved pathway. Fence and brick wall surround. Accessed from the lounge. Door leading to access to two allocated parking spaces. Outside tap and shed.

PARKING

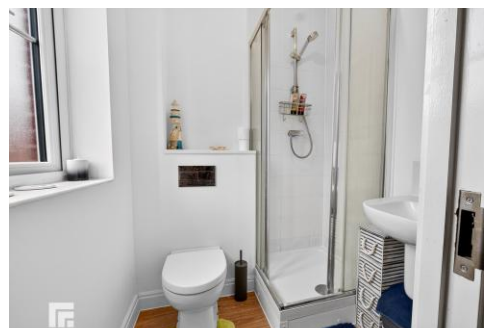
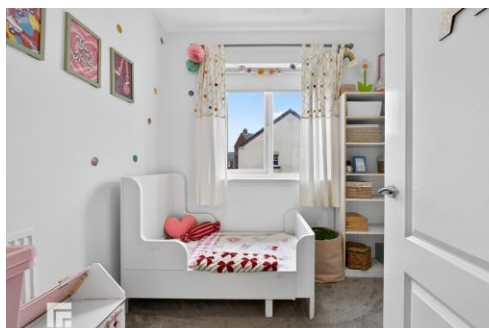
Two allocated parking spaces.

TENURE

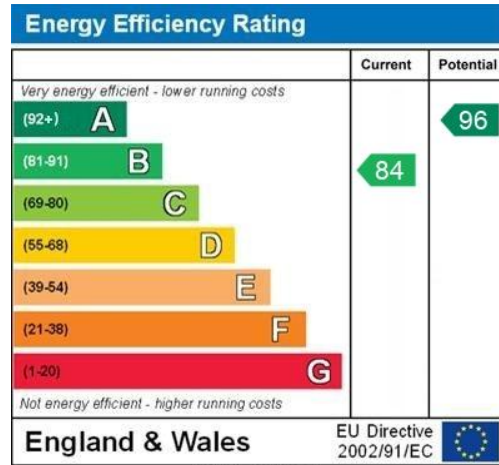
MGY have been advised that the property is FREEHOLD.



HEOL Y FYNACHLOG, CANTON, CARDIFF CF11 8FQ



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PONTCANNA 02920 397152

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



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