



THEOBALD ROAD
CANTON
CARDIFF CF5 1LP

ASKING PRICE OF

£275,000



GROUND FLOOR APARTMENT



TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 635 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

WC

WC. Obscure double glazed uPVC window to side. Wall mounted combi boiler.

BASEMENT

Providing an excellent sized storage area, accessed via hatch in Bedroom One.

GARDEN ROOM

23' 1" x 6' 0" (7.05m x 1.85m)

Composite decking. Door leading to side entrance and garage. Power and lighting.

DOUBLE GARAGE

22' 4" x 16' 6" (6.81m x 5.04m)

Large double garage with ample storage space plus up and over door. Power and lighting.

TENURE

MGY have been advised that the property is FREEHOLD.

KITCHEN

14' 0" x 11' 10" (4.28m x 3.63 m)

uPVC front door leading to kitchen. Range of wall, base and drawer units with worktops over across three walls, incorporating 1.5 sink and drainer with mixer tap over and six ring gas hob with integrated oven beneath and extractor hood over. Tiled flooring and part tiled walls. Space for appliances such as fridge/freezer and washing machine. Double glazed uPVC window to side aspect. Pendant lighting. Door to large under stairs storage cupboard.

LOUNGE

13' 6" x 11' 1" (4.13m x 3.38m)

Excellent living space. Alcoves. Laminate wood effect flooring. Pendant lighting. Radiator. TV point. Doors to all rooms.

BEDROOM ONE

13' 7" x 8' 9" (4.16m x 2.68m)

Double bedroom. Laminate wood effect flooring. Double glazed uPVC window to front aspect with fitted blinds. Radiator. Pendant lighting.

BEDROOM TWO

13' 7" x 7' 1" (4.16m x 2.18m)

Double bedroom. Laminate wood effect flooring. Double glazed uPVC windows to front and side aspects with fitted blinds. Radiator. Pendant lighting.

BATHROOM

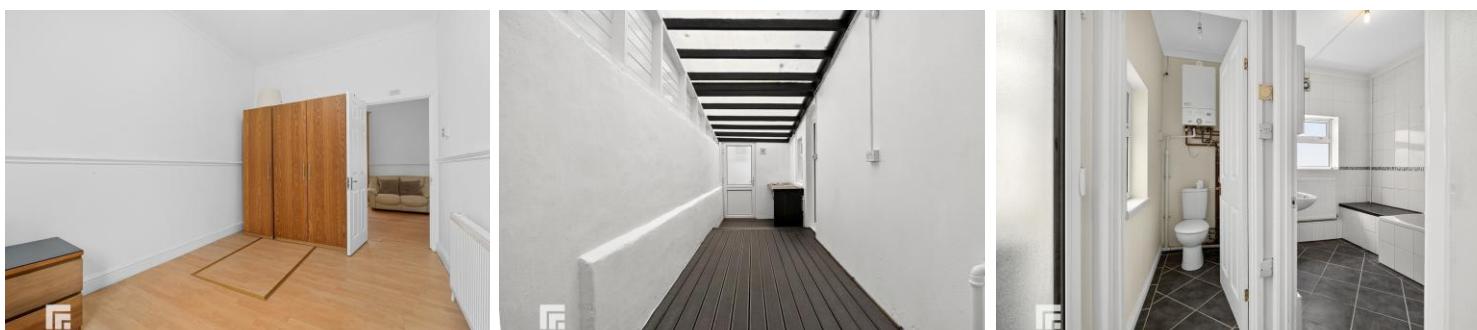
8' 11" x 6' 11" (2.74m x 2.11m)

Three piece bathroom suite comprising panelled bath with mixer tap over and separate mains shower fixture, pedestal wash hand basin with wall mounted mirror over, and WC. Fully tiled walls and flooring. Extractor fan. Radiator.



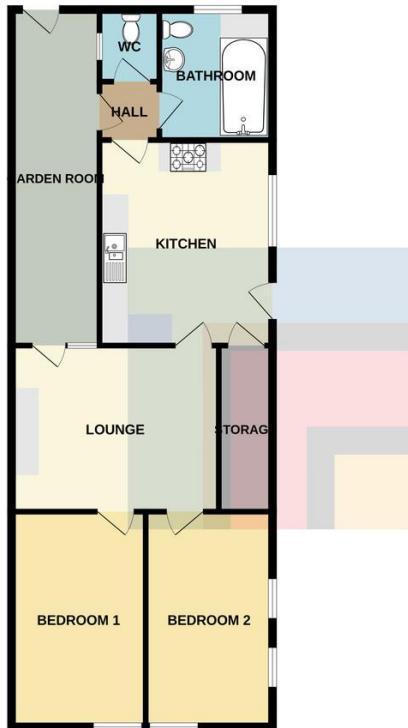
M G Y . C O . U K

THEOBALD ROAD, CANTON, CARDIFF CF5 1LP



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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92+) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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