# 45 Atlas Road, Canton
# Cardiff
# CF5 1PH

### Entrance Hall
Entered via side elevation via a Upvc door. Balustrade stairwell. Radiator. Doors leading to lounge, sitting room & kitchen dining room

### Lounge 16'9" x 14'6"
Excellent sized living room. Windows to side and rear. Radiator

### Sitting Room 11' x 7'9"
In need of attention including plastering of walls. Window to rear

### Kitchen Dining Room 21'3" x 10'
A very large kitchen dining area housing a selection of modern Blue wall and base units incorporating ample worktop space with stainless steel sink unit & mixer tap, plumbing for washing nachine, integrated gas hob, electric oven & extractor. Tiled splash backs. Radiator. Window. Door leads to rear lobby. Wall mounted 'Worcester' combination gas boiler fires domestic hot water and central heating system.

### Rear Lobby
Wash and basin. Door leading out to rear garden. Door leads into:

### Shower Room W.C.
Low level W.C. Tiled & glazed cubicle incorporating mains fed mixer shower.

### First Floor Landing
Doors leading off to three bedrooms, bathroom & W.C. Stairwell leading up to second floor landing

### Bedroom 1 16'9" x 14'
An extremely large double bedroom with bay window to front and window to side. Radiator

### Bedroom 2 11' x 8'9"
Double bedroom with window to rear. Radiator.

### Bedroom 3 11'9" x 10'
Good sized double bedroom. Windows to side & rear. Radiator

### Bathroom
Tiled. Pedestal wash hand basin. Panelled bath incorporating an electric shower over. Window. Radiator

### W.C.
Part tiled walls. Low level W.C.

### Second Floor Landing
Doors of to two bedrooms

### Bedroom 4 16'9" x 14
Very large double bedroom. Window to front

### Bedroom 5 11'6" x 8'
Another good sized double bedroom. Window. Radiator

### Rear Garden
Courtyard type area enclosed by stone wall. Pedestrian gate to side.

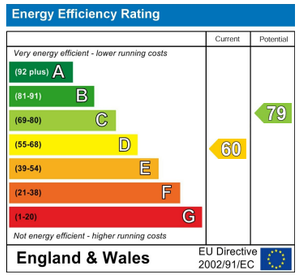
### Coach House 23' x 11;
Brick built coach house. Up & over door. Power & light. Fully boarded loft.

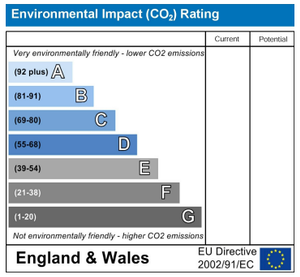
### FIXTURES AND FITTINGS
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

### PROPERTY MISDESCRIPTIONS ACT 1991:
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

### TENURE
The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

### VIEWING
Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.



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# 45 Atlas Road, Canton, Cardiff, CF5 1PH

DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING APPROVAL. Situated On The Corner Of Atlas Road & Thurston Street Can Be Found This Very Sizeable Three Storey End Of Terrace House Boasting Five Bedrooms & 23' Coach House To Rear. Accommodation Further Comprises Of Entrance Hall, 16' Lounge, Sitting Room, 21' Kitchen Dining Room, Ground Floor Shower Room W.C. And First Floor Family Bathroom W.C. Gas Central Heating With Combination Boiler. Upvc Windows./ The Property Does Require Improvement But Would Make An Ideal Family Home Or Lend Itself To Flat Conversions. CASH BUYERS ONLY

## £365,000 Freehold

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