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CARDIFF VALE CAERPHILLY BRISTOL

A beautifully presented family home within walking distance to a huge variety of amenities.

Comments by Mr Luke Trezise

Property Specialist

Mr Luke Trezise

Senior valuer

luke@jeffreyross.co.uk

Located on a popular road in Canton is this well presented mid terrace family home which is ready to move into. Internally it comprises of an entrance hallway which leads to three reception rooms to the ground floor as well as a modern fitted kitchen. Upstairs there are three good size double bedrooms as well as a decent size bathroom. There is a real mix of some traditional features with a modern feel. Externally there is a low maintenance rear garden with artificial grass and a raised wooden decked seating area.

Comments by the Homeowner

Beda Rd, Canton, CRF

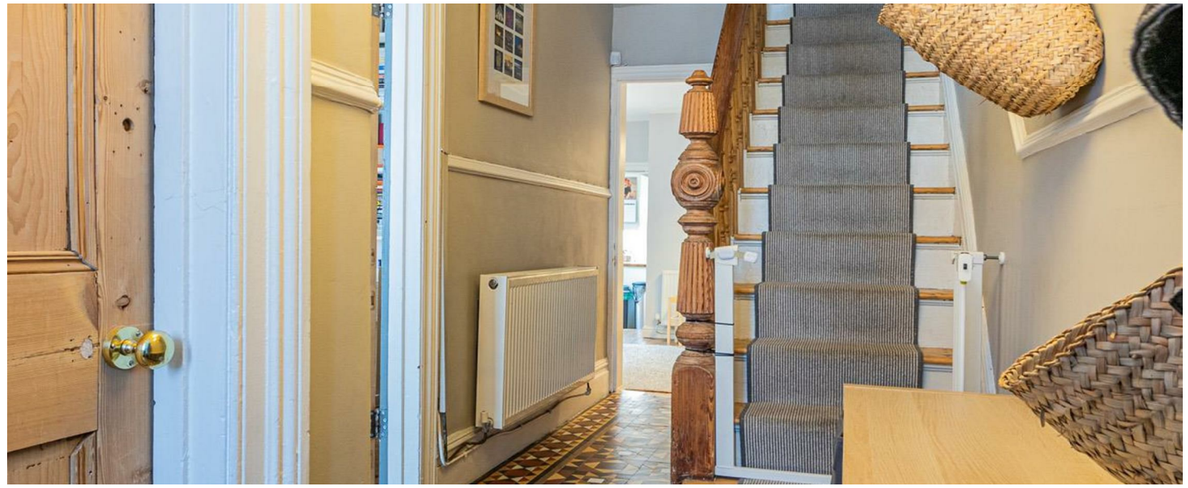
Main Building: Total Interior Area 1241.56 sq ft

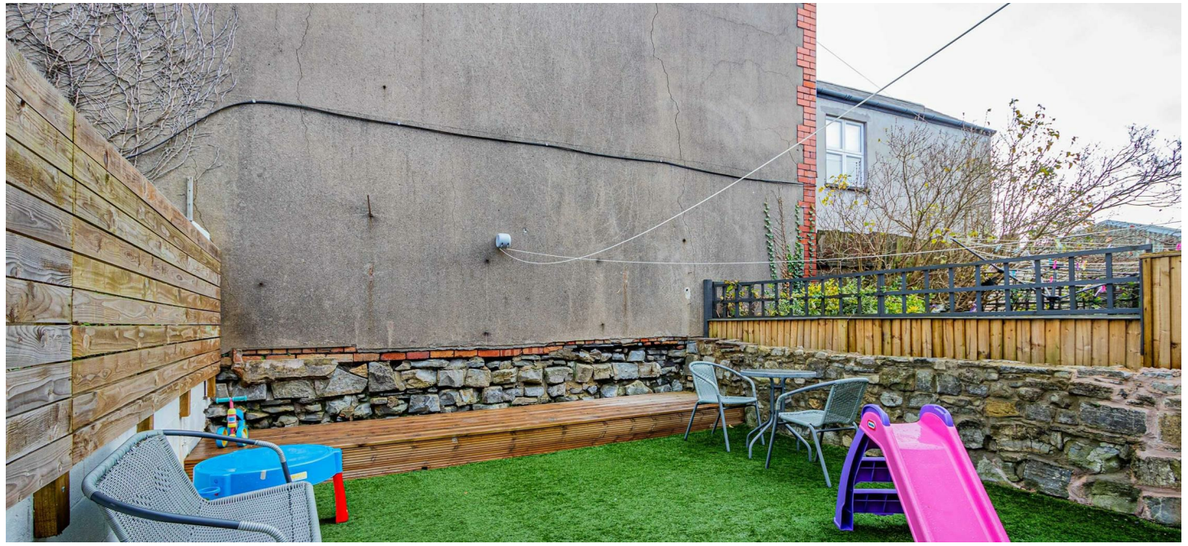
Ground Floor

1st Floor

0 4 8 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





Beda Road

, Cardiff, CF5 1LX

Offers In Excess Of

£375,000

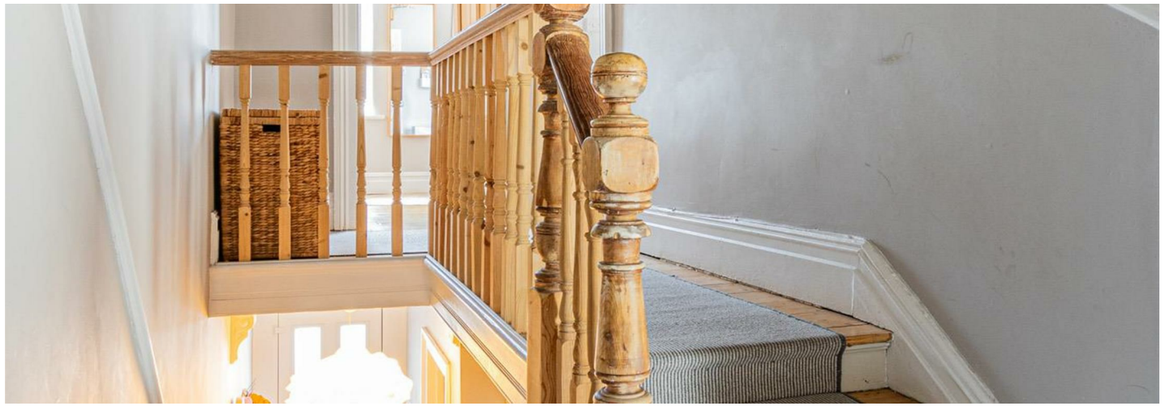
3 Bedroom(s) | 1 Bathroom(s) | 1241.00 sq ft

Contact our

Pontcanna Branch

02920 499680

A well presented mid terrace family home located in Canton. This well presented house comprises to the ground floor of an entrance hallway, living room, dining room, family room and modern fitted kitchen. Upstairs there is a landing, bathroom and three double bedrooms. The property benefits from a front forecourt and low maintenance rear garden.



Hallway

Living Room 13'5" x 11'7" (4.09m x 3.53m)

Dining Room 11'6" x 10 (3.51m x 3.05m)

Family Room 13'10" x 10'4" (4.22m x 3.15m)

Kitchen 10'4" x 9'11" (3.15m x 3.02m)

Landing

Bedroom One 15'9" x 13'5" (4.80m x 4.09m)

Bedroom Two 11'3" x 9'11" (3.43m x 3.02m)

Bedroom Three 10'4" x 9'11" (3.15m x 3.02m)

Bathroom 12'5 x 7'2" (3.78m x 2.18m)

Rear Garden

A low maintenance rear garden with wooden fence, stone and brick walled boundaries. A raised wooden decked seating area to the rear and artificial grass.

Tenure

We have been advised by our seller client that the property is freehold but you should check this with your legal representative.

Council Tax

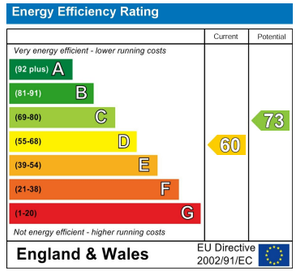
Band E

EPC Rating

D

SAMSUNG

NEW YORK
BADA BIN
THE EMPIRE STATE


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) 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
60
73
England & Wales
EU Directive 2002/91/EC