



**THEOBALD ROAD**  
**CANTON**  
**CARDIFF CF5 1LP**

ASKING PRICE OF  
**£250,000**



**GROUND FLOOR APARTMENT**



**2**



**1**



**2**



**1**

TENURE: SHARE OF THE FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 635 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

\*CHAIN FREE, TWO BEDROOM, GROUND FLOOR APARTMENT WITH DOUBLE GARAGE\* MGY are delighted to bring to market this well presented, two bedroom, ground floor apartment situated on the much favoured Theobald Road in Canton. The accommodation briefly comprises; lounge, kitchen, two bedrooms, WC and family bathroom. The property further benefits from having a double garage, large basement, gas central heating and double glazing throughout.

\*Viewing highly recommended\*

#### 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 understairs 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.

#### 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

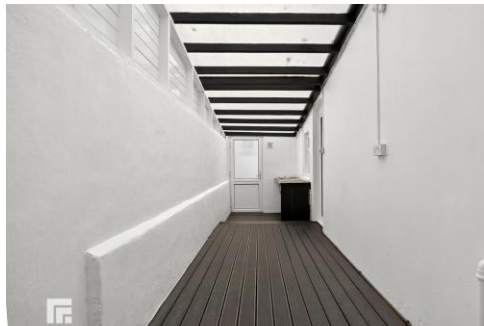
22' 4" x 16' 6" (6.81m x 5.04m)  
Large double garage with ample storage space plus up and over door. Plumbing and WC.

#### TENURE

MGY have been advised that the property is sold with a share of the freehold.

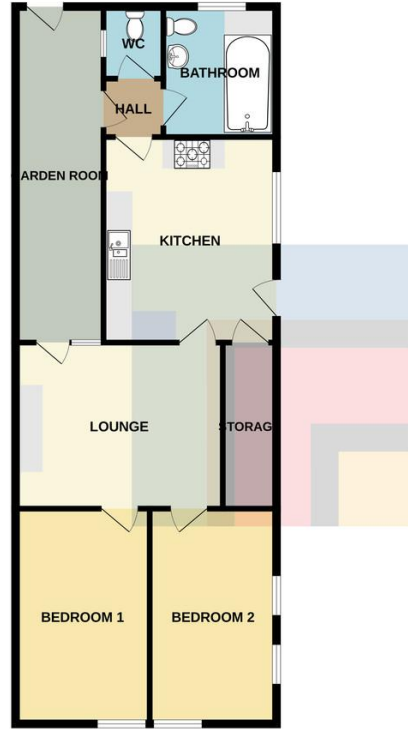


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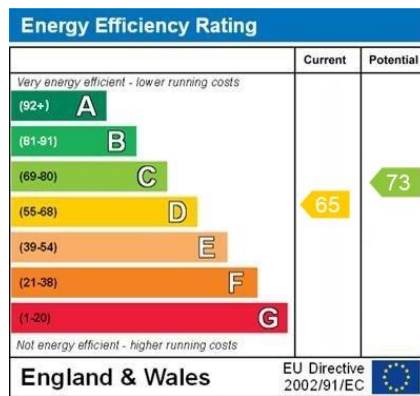


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GROUND FLOOR



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