

Library Street

Canton | Cardiff | CF5 1QD

Mid Terraced House | £499,950



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PROPERTY DESCRIPTION

****OPEN HOUSE SATURDAY 26th JUNE - BOOK FOR APPOINTMENT** FULLY REFURBISHED* TRADITIONAL FIVE BEDROOM MID-TERRACED HOUSE**PRIME LOCATION** An incredible opportunity to purchase a superb mid terraced property in the highly sought after Canton area, within walking distance to Victoria Park and a variety of Cantons and Pontcanna's cafes, restaurants and bars. The property has been refurbished and modernised by the present owners, to a high standard. The accommodation comprises of entrance hall, living room, impressive kitchen, five double bedrooms, master with en-suite and family bathroom. The bay fronted property further benefits from original features, new double glazed sash windows throughout and gas central heating. Low maintenance landscaped garden to the rear. Street parking to front. Must be viewed to be fully appreciated.**

- **Tenure** Freehold
- **Council Tax Band E**
- **Floor Area (Approx).** 1,596 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Entered via forecourt, with original tiling. Hardwood front door and original tiled flooring. Wall mounted radiator. Coving. Wooden staircase, leading to first floor.

LIVING ROOM/DINING ROOM

23' 8" x 25' 0" (7.21m x 7.62m)
Double glazed bay sash windows, with shutters to front. Double glazed uPVC door, leading to rear garden. Original wood flooring. Built in storage cupboard. Original fireplace, with tiling. Two wall mounted radiators. TV Aerial point. Telephone point. Coving.

KITCHEN

11' 4" x 24' 0" (3.45m x 7.32m)
Large double glazed bi-folding doors, leading to rear garden. Double glazed sash windows to side. Ample natural daylight. Extremely spacious. Cork resin flooring. Part tiled walls. Modern fitted wall and base units. Ample storage. Integrated fridge/freezer and washer/dryer. Space for double oven. Five ring gas hob, with extractor hood over. Large breakfast island, incorporating composite sink and with storage cupboards below. Space for four stools. Extractor fan. Two wall mounted radiators. Spotlights. Access to cellar and cloakroom.

CLOAKROOM

4' 10" x 3' 4" (1.47m x 1.02m)
Obscure double glazed uPVC window to side. Cork resin flooring. Wall mounted wash hand basin. W.C. Extractor fan. Spotlights.

FIRST FLOOR LANDING

Skylight. Light and spacious, with high ceilings. Original wood flooring. Wall mounted radiator. Under stair storage. Doors leading to four bedrooms and bathroom. Carpeted staircase, leading to master bedroom.

BEDROOM TWO

16' 8" x 13' 4" (5.08m x 4.06m)
Double glazed bay sash windows, with shutters to front. Large double bedroom. Original wood flooring. Two large fitted wardrobes. Feature fireplace, with tiling. Wall mounted radiator. Coving.

BEDROOM THREE

10' 9" x 11' 6" (3.28m x 3.51m)
Double glazed sash windows to rear. Double bedroom. Original wood flooring. Wall mounted radiator. Feature fireplace, with tiling. Coving.

BEDROOM FOUR

11' 4" x 10' 6" (3.45m x 3.2m)
Double glazed sash windows to rear. Double bedroom. Carpeted flooring. Built in wardrobe, with sliding doors. Wall mounted radiator. Feature fireplace.

BEDROOM FIVE

8' 4" x 10' 3" (2.54m x 3.12m)
Double glazed sash windows to side. Double bedroom. Original wood flooring. Wall mounted radiator.

BATHROOM

8' 4" x 5' 10" (2.54m x 1.78m)
Obscure double glazed uPVC window to side. Skylight. Microcement walls. Cork resin flooring. Bath, with rainfall shower over and additional shower attachment. Glass shower screen. Vanity enclosed wash hand basin. W.C. Heated towel rail. Extractor fan. Spotlights.

SECOND FLOOR LANDING

Carpeted stairway leading to master bedroom. Sky light. Large storage shelf.

MASTER BEDROOM

10' 0" x 15' 10" (3.05m x 4.83m)
Two skylights. Wood effect laminate flooring. Exposed chimney breast. Eaves storage cupboards. Wall mounted radiator. Spotlights. Door to:-

EN-SUITE

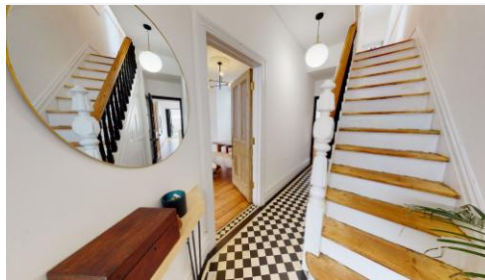
5' 2" x 7' 0" (1.57m x 2.13m)
Skylight. Microcement walls. Cork resin flooring. Shower cubicle, with rainfall shower and additional shower attachment. W.C. Wall mounted wash hand basin. Extractor fan. Wall mounted radiator. Spotlights.

REAR GARDEN

Low maintenance garden to rear, with brick and fence surround. Paved, with artificial grass. External lighting and power points. Outside tap and wall mounted clothing line. Accessed from the kitchen and living room.

TENURE

MGY are advised that the property is freehold.





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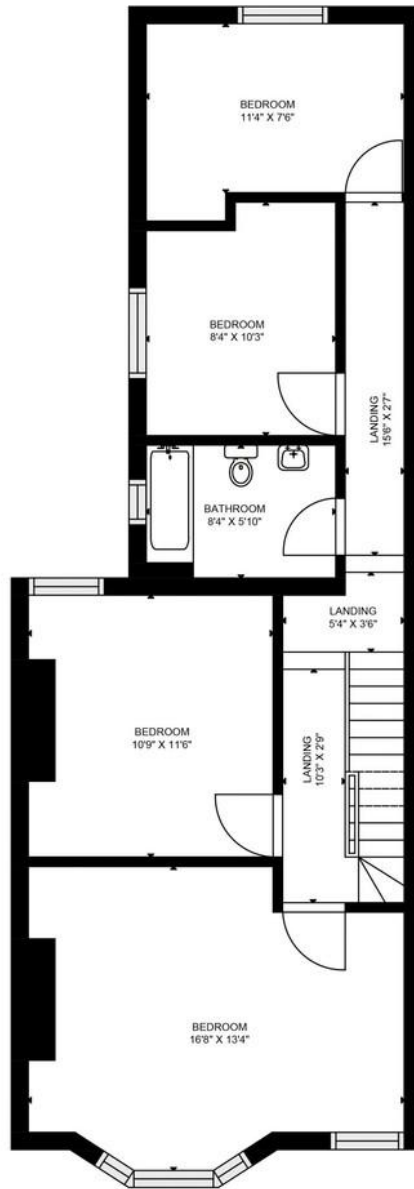
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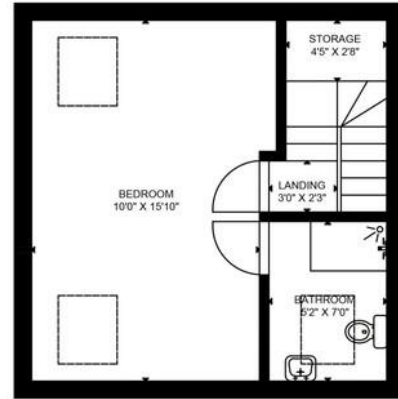
FLOORPLANS



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 : 675 sq ft
 FLOOR 2 : 675 sq ft
 FLOOR 3 : 246 sq ft
 TOTAL : 1596 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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