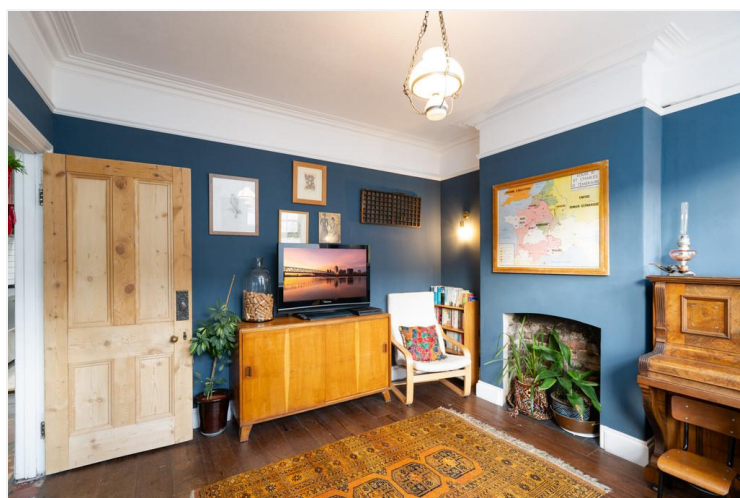


Victoria Avenue

Victoria Park | Cardiff | CF5 1ET

Mid Terraced House | Asking Price Of £399,950



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PROPERTY DESCRIPTION

RARELY AVAILABLE AND BEAUTIFULLY PRESENTED MGY are delighted to offer this superb three bedroom, mid-terraced house in the highly sought after area of Canton. The property comprises entrance hall, lounge, kitchen/diner, downstairs WC, three bedrooms and family bathroom. The property benefits from double glazing throughout, gas central heating, and is located a stones throw away from the beautiful Victoria Park. *Viewing highly recommended*

- **Tenure** Freehold
- **Council Tax Band E**
- **Floor Area (Approx).** 1,055 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

4' 11" x 18' 4" (1.50m x 5.60m)
Entered via composite door with windows inset and above. Original tiled flooring. Radiator. Spotlights. Obscure stained-glass window next to kitchen door. Recently re-plastered and decorated. Door to lounge. Stairs rising to first floor.

LOUNGE

11' 5" x 12' 9" (3.50m x 3.90m)
Engineered wood flooring. Partially frosted, double glazed window to front. Coving and pendant light to ceiling. TV Aerial point. Telephone point. Radiator. Power points.

KITCHEN/DINER

16' 8" x 23' 7" (5.09m x 7.21m)
Large double glazed bi-folding doors leading to rear garden. Two double glazed sky-light windows bringing in plenty of natural light. Mandarin Stone limestone flooring. Modern base units with ample storage. Space for fridge freezer, washing machine and tumble dryer. Large breakfast island incorporating sink with mixer tap over and storage below. Room for four stools. Large five ring range cooker with extractor hood over. Original feature fireplace. Built in storage cupboard with shelving over. Two radiators. Exposed steel beams. Spotlights and pendant light fitting. Power points. Coving. Door leading to downstairs WC.

DOWNSTAIRS WC

3' 10" x 10' 5" (1.18m x 3.18m)
Tiled floors. Part tiled walls. Close couple WC. Pedestal wash hand basin with mixer tap over. Obscure window to rear. Pendant light to ceiling.

FIRST FLOOR LANDING

Doors to three bedrooms and family bathroom.

BATHROOM

7' 10" x 4' 11" (2.40m x 1.50m)
Obscure window to rear. Panelled bath with hot and cold tap and drench shower over. Hand held shower head attachment. WC. Wash hand basin with hot and cold tap with towel rack beneath. Tiled walls and hexagon tiled flooring. Heated industrial towel rail. Spotlights.

MASTER BEDROOM

10' 9" x 14' 7" (3.30m x 4.45m)
Large window to front. Original striped pine floorboards.
Spotlights and pendant light fitting. Coving. Radiator. Power points.

BEDROOM TWO

10' 9" x 10' 5" (3.30m x 3.20m)
Laminate flooring. Window to rear.
Built in wardrobe housing Worcester Combi Boiler. Coving. Spotlights and pendant light to ceiling. Radiator. Power points.

BEDROOM THREE

4' 11" x 11' 6" (1.51m x 3.53m)
Window to front. Coving. Pendant light fitting. Radiator. Power points.

OUTSIDE

Rear - Wild meadow lawn. Rear lane access. Reclaimed Staffordshire bricks to front and rear gardens.

TENURE

MGY are advised that the property is freehold.



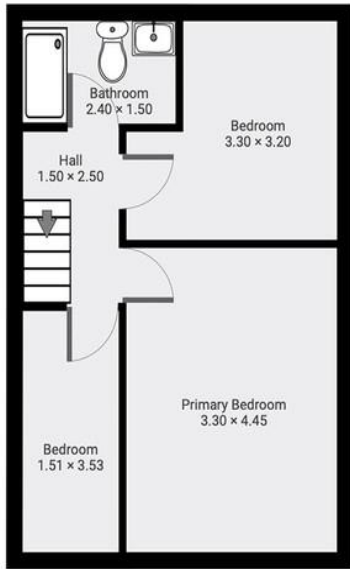


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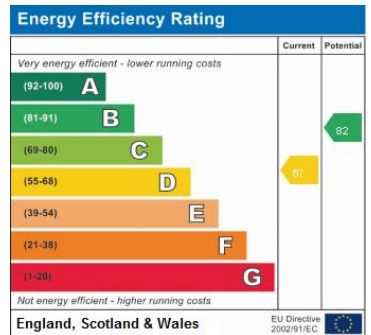
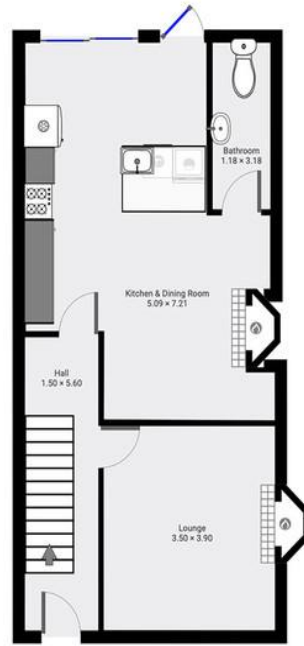
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FLOORPLANS



Size and dimensions are approximate.
Actual size may vary.
All measurements in meters.



Pontcanna 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff CF11 9HS

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