

Theobald Road

Canton

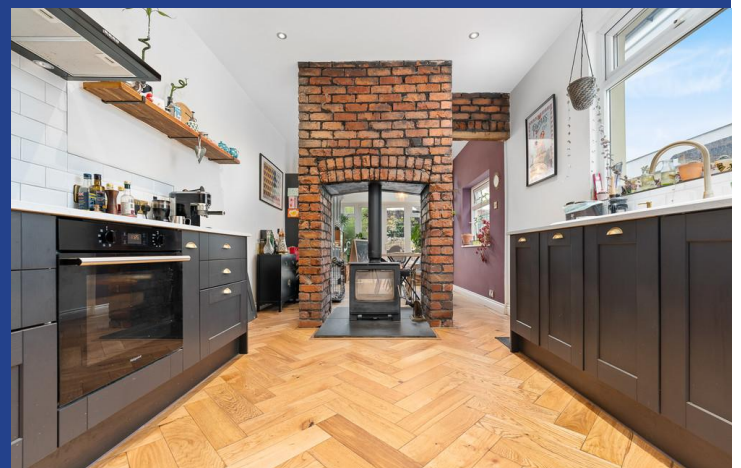
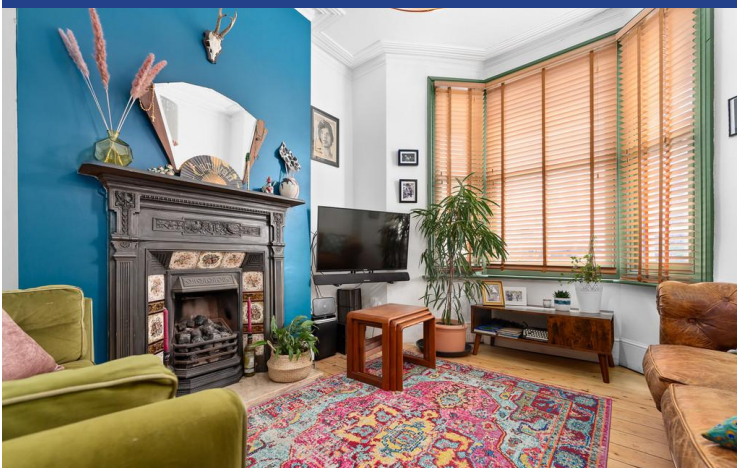
Cardiff, CF5 1LQ



Estate Agents and
Chartered Surveyors

Offers in Excess Of

£360,000



Mid Terraced House



Property Description

IMMACULATELY PRESENTED, THREE BEDROOM, MID-TERRACED HOUSE MGY are delighted to bring to market this stunning three-bedroom, mid-terraced house situated in the highly sought after area of Canton. The property has been modernised throughout but has retained some gorgeous original features. The accommodation briefly comprises two reception rooms, open plan kitchen/diner, three bedrooms and family bathroom. The property further benefits from gas central heating throughout, a cellar that can be used for storage, and rear garden. *Viewing highly recommended*

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,292 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via original wooden door leading from front courtyard. Tiled flooring. Radiator. Cupboard housing meters. Pendant light fitting with additional wall-mounted light. Original coving to ceiling. Doors to two reception rooms and kitchen/diner. Stairs rising to first floor.

RECEPTION ONE

14' 2" x 11' 6" (4.34m x 3.52m)

Exposed floorboards. Original sash bay windows to front. Original fireplace. Power points. Radiator. Coving to ceiling. TV and Telephone point. Pendant light fitting.

RECEPTION TWO

11' 5" x 9' 7" (3.48m x 2.94m)

Laminate flooring. Original fireplace. Picture rail. Built in storage cupboard to one of the alcoves. Power points. Radiator. Pendant light fitting. Double glazed door leading to rear garden.

KITCHEN/DINER

30' 0" x 21' 2" (9.15m x 6.46m)

Parquet flooring throughout. Modern kitchen with a range of wall, base and drawer units with worktops over incorporating induction hob with extractor above and fan oven below, and ceramic 1.5 sink with hot and cold tap over. Integrated appliances such as dishwasher, washing machine, tumble dryer and fridge freezer. Two windows to side. Tiled splashbacks. Spotlights and pendant light fitting. Door leading to cellar. Exposed feature chimney breast with log burner to create separation between the kitchen and dining area. Power points. Double glazed French doors leading to rear garden. Additional Velux window to ceiling of dining area.

FIRST FLOOR

Split level landing. Pendant light fitting. Radiator. Doors to all bedrooms and family bathroom. Loft hatch.

MASTER BEDROOM

15' 1" x 14' 1" (4.60m x 4.31m)

Located at the front of the house. Exposed floorboards. Original sash bay windows and additional window to front. Feature fireplace. Power points. Radiator. Pendant light fitting. TV point.

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BEDROOM TWO

11' 6" x 9' 8" (3.51m x 2.96m)

Exposed floorboards. Double glazed window to rear. Feature fireplace. Pendant light fitting. Radiator. Power points.

BEDROOM THREE

10' 7" x 8' 2" (3.23m x 2.51m)

Located at the rear of the house. Carpet to floor. Loft hatch. Pendant light fitting. Double glazed window to rear. Radiator. Power points.

BATHROOM

13' 5" x 6' 11" (4.10m x 2.12m)

Tiled flooring. Chrome heated towel rail. Two obscure double glazed windows to side. Partially tiled walls. Cupboard housing Worcester Combi boiler. Pedestal wash hand basin with hot and cold tap over. WC. Roll top bath with hot and cold tap and hand held shower attachment over. Shower cubicle with mains powered shower and additional hand held attachment. Spotlights to ceiling. Radiator.

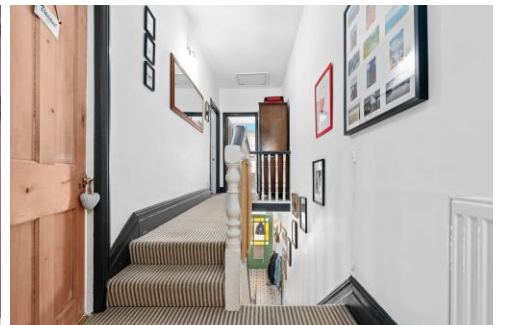
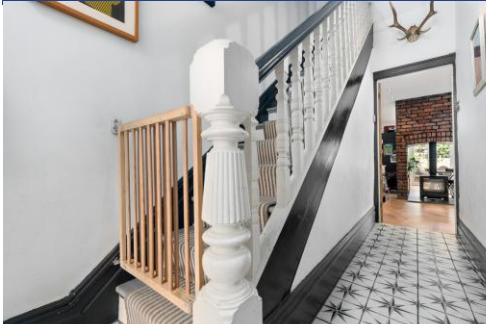
OUTSIDE

Rear - Laid to decking with fence and wall border. Front - Small courtyard with tiled path leading to front door.

TENURE

MGY are advised that the property is freehold.

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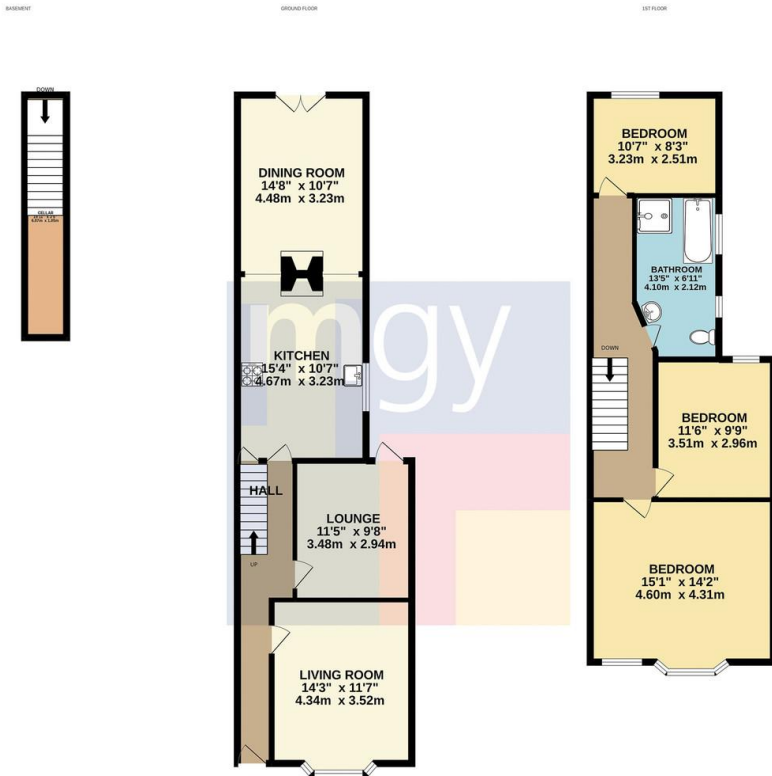


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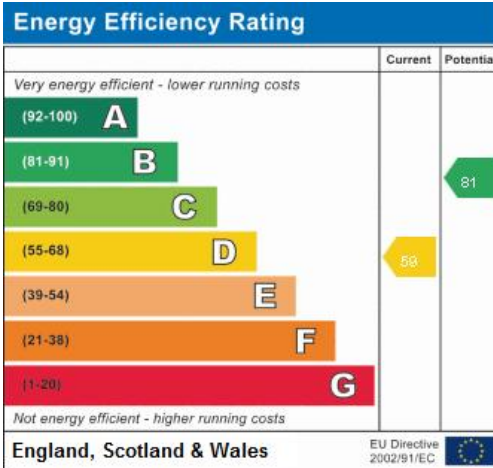


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