

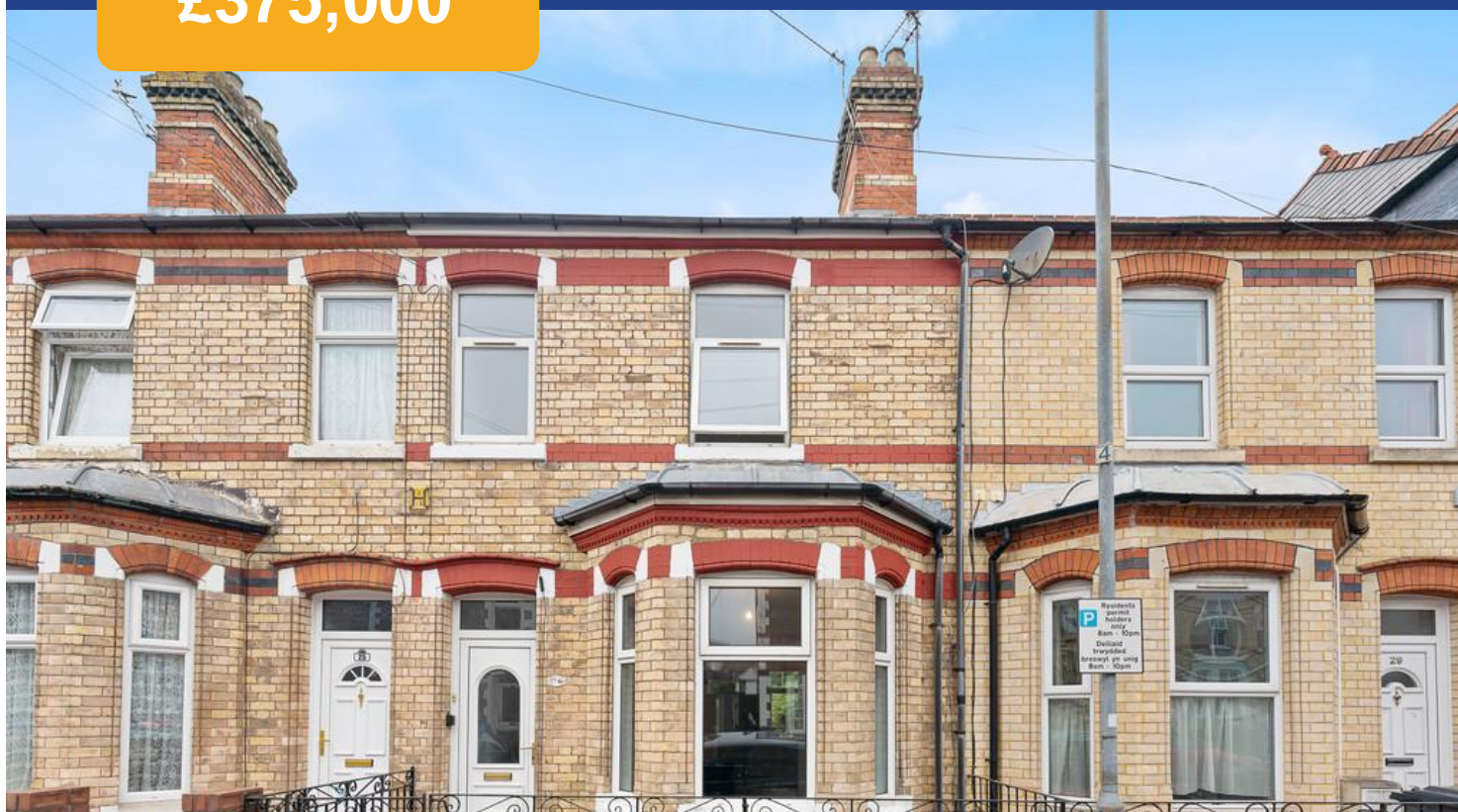
Rectory Road, Canton, Cardiff, CF5 1QL



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£375,000



Mid Terraced House



Property Description

A PARTIALLY REFURBISHED, BLANK CANVAS TO PUT YOUR OWN STAMP ON MGY are delighted to bring to market this three-bedroom, mid-terraced house in the highly sought-after area of Canton. The property has been partially refurbished internally and externally but has left opportunity to put your own stamp on. The accommodation briefly comprises open plan living room, kitchen, downstairs wet room, three bedrooms and family bathroom. The property further benefits from having a rear garden with lane access, double glazed windows throughout and is chain free!

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,399 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered through composite front door with obscure double-glazed window insert via enclosed front courtyard. Exposed floorboards. Pendant light fitting. Radiator. Cupboards housing utility meters and fuse board. Under stair storage cupboard. Doorways leading to open plan living room and kitchen. Stairs rising to the first floor.

OPEN PLAN LIVING ROOM

23' 3" x 20' 3" (7.1m x 6.19m)

Double-glazed bay window to front and additional double-glazed window to rear. Exposed floorboards throughout. Coving. Two feature fireplaces. Pendant light fittings. Power points. Built in storage to alcove. Doorway leading to kitchen.

KITCHEN

13' 10" x 9' 10" (4.23m x 3.02m)

Range of base and drawer units with worktops over incorporating Quartz 1.5 sink with mixer tap over. Space for appliances. Tiled splashbacks. Power points. Pendant light fitting. Extractor fan. Double-glazed window to side. Doorway to utility area.

UTILITY AREA

Wall mounted Worcester Combi boiler. Pendant light fitting. Partially tiled walls. Radiator. Door leading to wet room and obscure double-glazed door leading to rear garden.

WET ROOM

6' 0" x 4' 9" (1.85m x 1.46m)

Vinyl flooring. Tiled walls. Pedestal wash hand basin with hot and cold tap over. WC. Walk-in cubicle with electric shower over. Pendant light fitting. Radiator. Extractor fan.

FIRST FLOOR

Split level landing with exposed floorboards. Pendant light fitting. Radiator. Doors to three bedrooms and bathroom.

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BEDROOM ONE

15' 7" x 10' 6" (4.76m x 3.21m)

Exposed floorboards. Two double-glazed windows to front. Pendant light fitting. Radiator. Power points.

BEDROOM TWO

12' 6" x 8' 0" (3.83m x 2.46m)

Exposed floorboards. Built in storage cupboard with shelving. Radiator. Double-glazed window to rear. Power points. Pendant light fitting.

BEDROOM THREE

13' 7" x 7' 3" (4.15m x 2.21m)

Exposed floorboards. Double -glazed window to side. Radiator. Pendant light fitting. Power points.

BATHROOM

10' 4" x 6' 1" (3.15m x 1.87m)

Partially tiled walls. Exposed floorboards. WC. Pedestal wash hand basin with tiled splashback and hot and cold tap over. Panelled bath with hot and cold tap over and mains powered shower above. Pendant light fitting. Loft hatch. Double-glazed obscure window to rear.

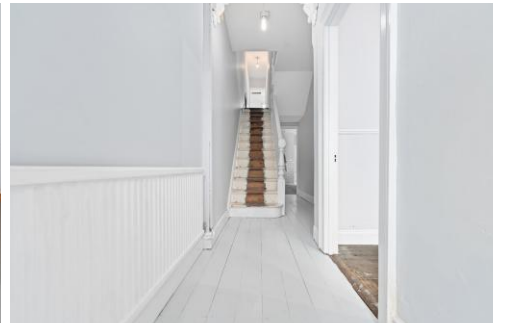
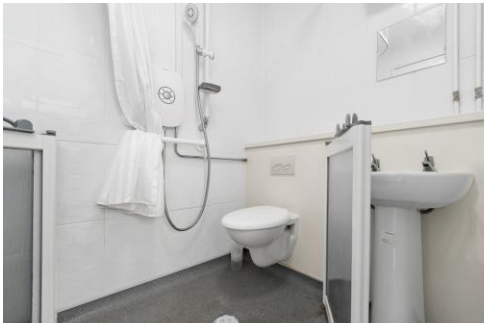
OUTSIDE

Rear - Laid to patio. Outside storage cupboard. Flower beds. Rear lane access via gate. Wall border. Space to side for storage. Roof has been re-felted and the chimneys have been rendered. Facia boards have been replaced. Exterior of the property has all been re-painted.
Front - Enclosed courtyard with path leading to front door.

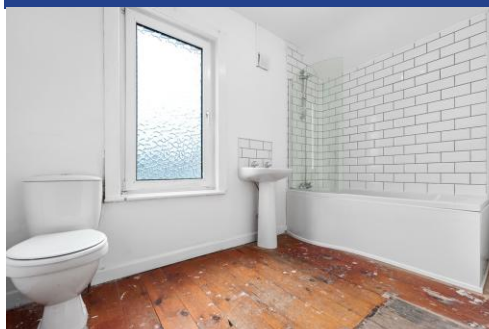
TENURE

MGY are advised that the property is FREEHOLD.

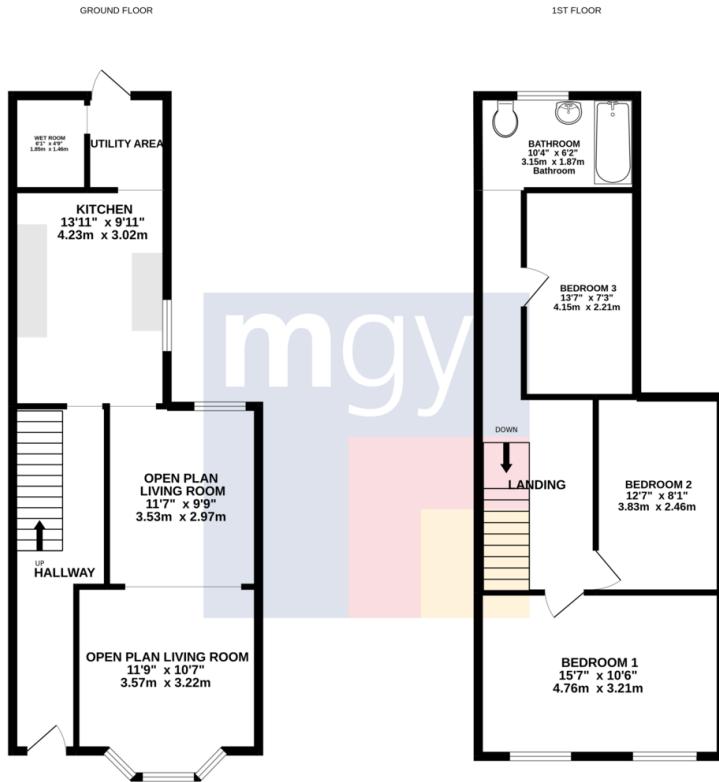
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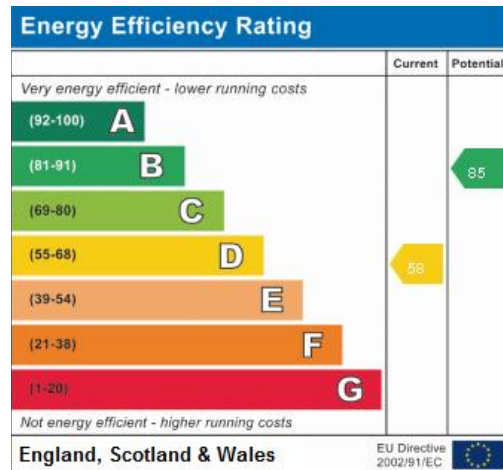
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