

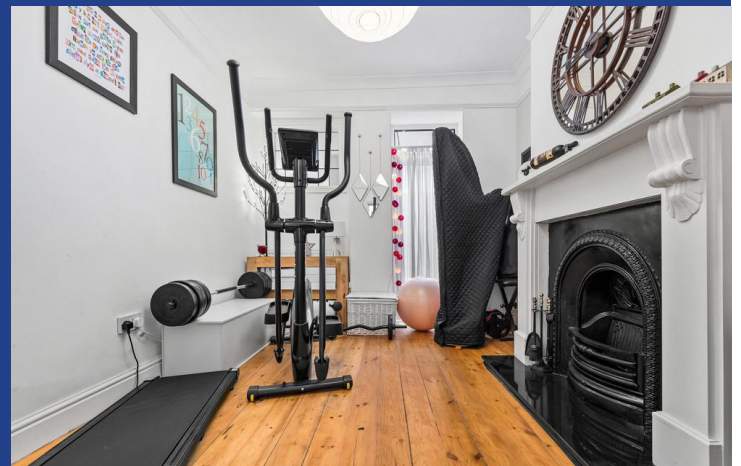
Turner Road, Canton, Cardiff, CF5 1HS



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£340,000



Mid Terraced House



Property Description

****THREE BEDROOM TERRACED HOUSE WITH LOFT ROOM**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 accommodation comprises entrance hall, lounge and sitting room, impressive large kitchen diner, downstairs WC, 3 bedrooms, and a family bathroom. There is a loft room on the top floor which is ideal for home working and even for guests to stay! Low maintenance landscaped garden to the rear. Street parking to front. Must be viewed to be fully appreciated.

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,195 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

Entered through wooden door with tiles to floor. Radiator. Stairs to upstairs. Coving and dado rail. Under stair storage cupboard.

LOUNGE

13' 0" x 10' 11" (3.97m x 3.34m)
Double glazed window to front with wooden french doors leading to sitting room. Original fireplace. Wooden flooring. Coving. Radiator.

SITTING ROOM

11' 9" x 9' 3" (3.59m x 2.82m)
Double glazed french doors to rear leading to garden. Original fireplace. Wooden flooring. Coving. Radiator.

KITCHEN/DINER

18' 9" x 9' 3" (5.72m x 2.82m)
Double glazed window to side and doors to rear leading to garden. Round edged work surfaces incorporating electric hob and electric oven with extractor over. Integrated fridge freezer, oven and grill. Space for dishwasher and washing machine. Ample storage within modern units throughout. Recently fitted Combi-boiler. Tiled splashback. Tiled flooring. Radiator.

DOWNSTAIRS WC

Double glazed obscure window to rear. Wash hand basin with hot and cold tap. Tiled splashback. Vinyl flooring. WC.

BEDROOM ONE

14' 9" x 10' 2" (4.51m x 3.10m)
Two Double glazed windows to front. Original fireplace. TV point. Original wooden door. Coving. Radiator

BEDROOM TWO

11' 4" x 9' 2" (3.47m x 2.81m)
Double glazed window to rear. Original fireplace. TV point. Original wooden door. Radiator. Coving.

BEDROOM THREE

15' 7" x 9' 2" (4.77m x 2.80m)
Double glazed window to rear. Carpeted flooring. Radiator.

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BATHROOM

Double glazed obscure window to side. Sink with mixer tap and storage underneath. Partly tiled walls. WC. Panelled bath with mixer tap and main shower over. Radiator. Extractor.

LOFT ROOM

13' 8" x 11' 2" (4.17m x 3.41m)

Velux window. Original wooden flooring. Ample storage space.

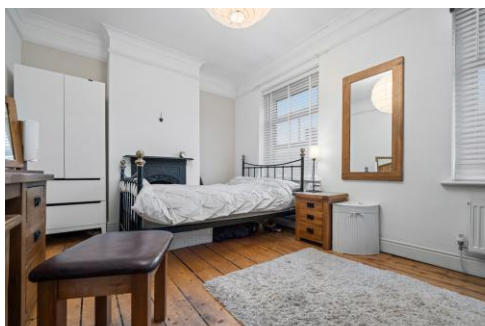
OUTSIDE

Landscaped garden with fenced and brick boundary walls. Rear access via gate. Partly chippings and partly slabbed.

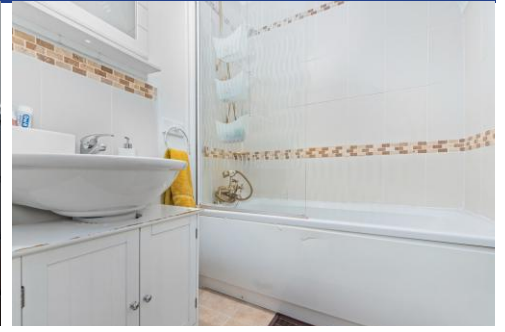
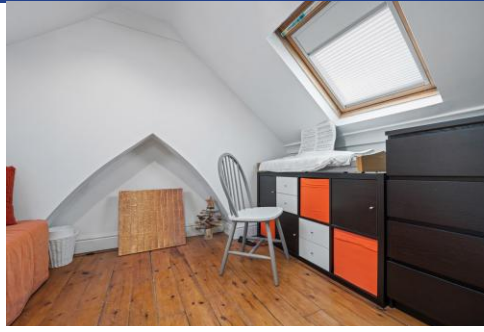
TENURE

MGY are advised that the property is freehold.

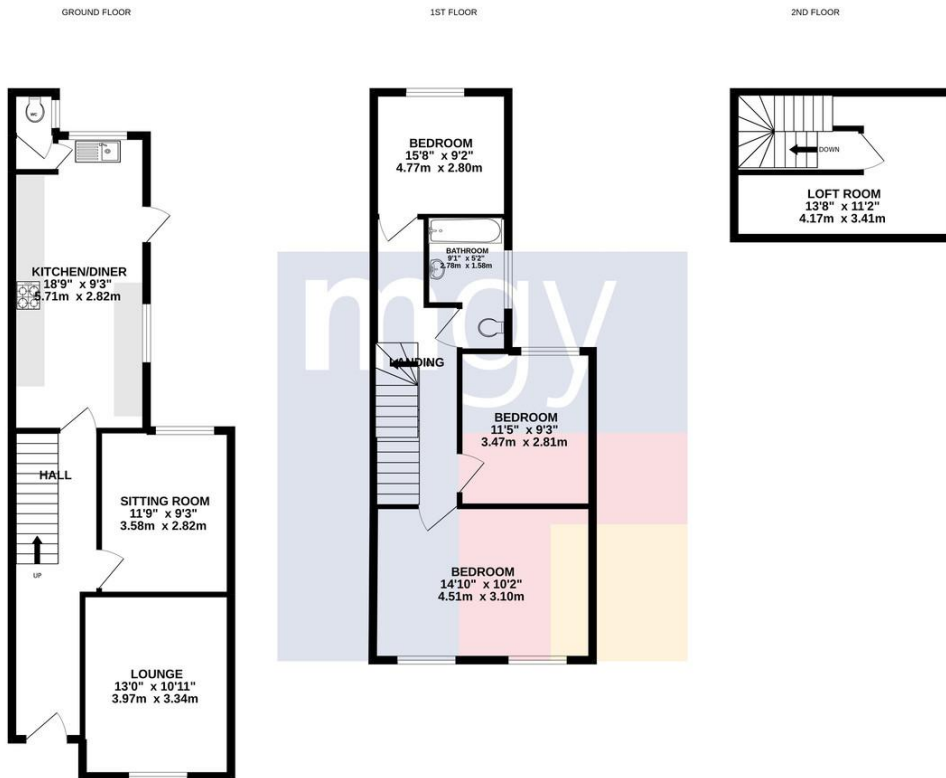
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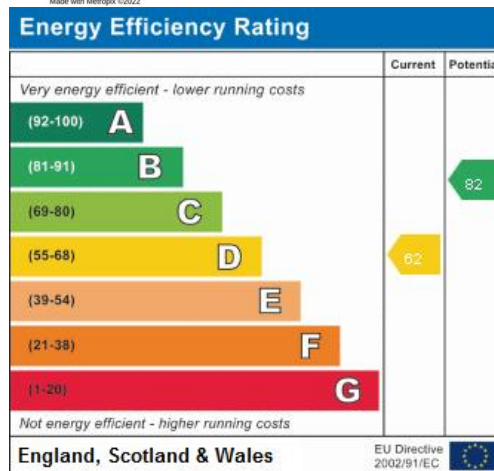
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