

Forrest Road, Canton, Cardiff, CF5 1HQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£340,000



Mid Terraced House

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Property Description

****THREE BEDROOM 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 improved by the present owners. The accommodation comprises entrance hall, lounge and dining room, impressive extended kitchen/utility room, 3 bedrooms, and a family bathroom. Low maintenance landscaped garden to the rear with storage shed. Smart lighting system throughout. Street parking to front. Must be viewed to be fully appreciated.

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,098 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated close to local amenities at Leckwith, Canton and City Centre with public transport also available close by. The property is also situated close to good road links giving access to the M4 motorway. There are a number of both primary and secondary schools close at hand together with recreational facilities. Cardiff City Stadium is also closeby.

ENTRANCE HALL

Entered via composite door into porch area with modern tiles to floor. Wooden door into hallway. Stairs to first floor with understair storage cupboard. Radiator.

LOUNGE/DINING ROOM

11' 5" x 24' 3" (3.49m x 7.41m)
Double glazed windows to front aspect. Exposed brick surround fireplace. Built in cupboard housing meters. Two radiators. TV point and telephone point.

KITCHEN

10' 0" x 14' 3" (3.05m x 4.35m)
Double glazed window to side. Fitted modern units with contrasting work surfaces incorporating gas hob and electric oven with extractor hood above. Island inset into the middle of the room suitable for seating. Space for fridge freezer. Cupboard housing Combi boiler. Tiled splashbacks and vinyl flooring. Radiator.

UTILITY ROOM

5' 1" x 10' 5" (1.57m x 3.20m)
Double glazed window. Work surfaces incorporating stainless steel sink unit, plumbed for automatic washing machine, tumble dryer and dish washer. Tiled splashbacks and vinyl flooring. Radiator.

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FIRST FLOOR

Landing area, access to all rooms. Hatch to loft space.

BEDROOM ONE

15' 2" x 9' 11" (4.63m x 3.04m)

Double glazed windows to front. Radiator and power points.

BEDROOM TWO

8' 7" x 10' 8" (2.62m x 3.27m)

Double glazed window to rear. Wooden floorboards. Built in storage cupboard. Radiator.

BEDROOM THREE

6' 9" x 6' 7" (2.07m x 2.03m)

Double glazed window to side. Wooden floorboards. Radiator and power points.

BATHROOM

10' 0" x 5' 10" (3.07m x 1.80m)

Double glazed window to rear. Suite comprising panelled bath with mixer tap and mains shower, wash hand basin and WC. Partly tiled walls. Heated towel rail. Radiator and extractor fan.

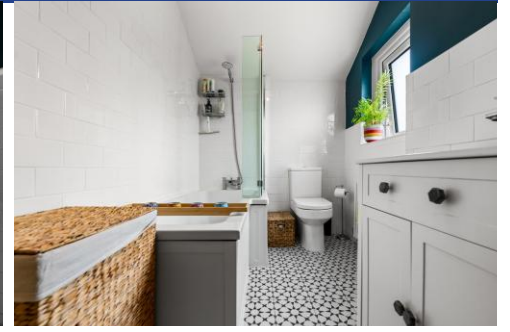
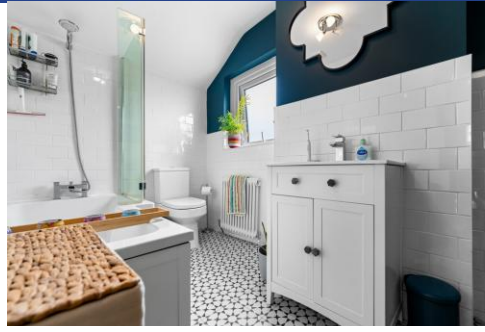
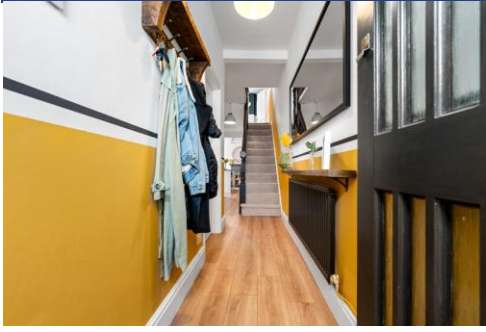
OUTSIDE

Low maintenance garden to the rear. Storage shed.

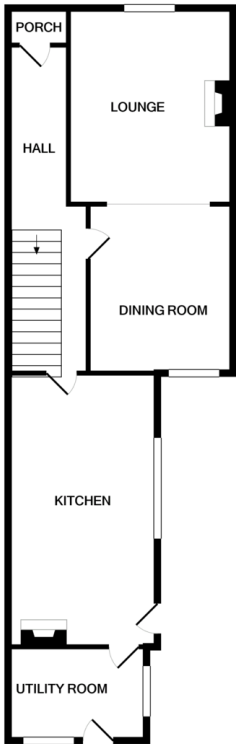
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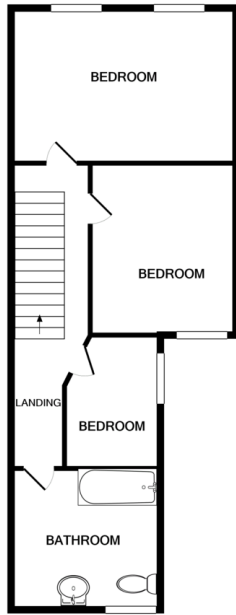
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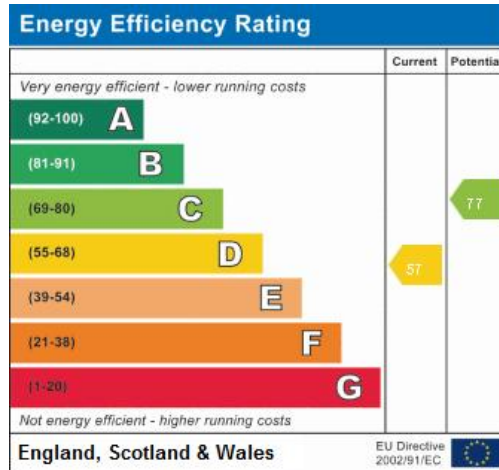


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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