

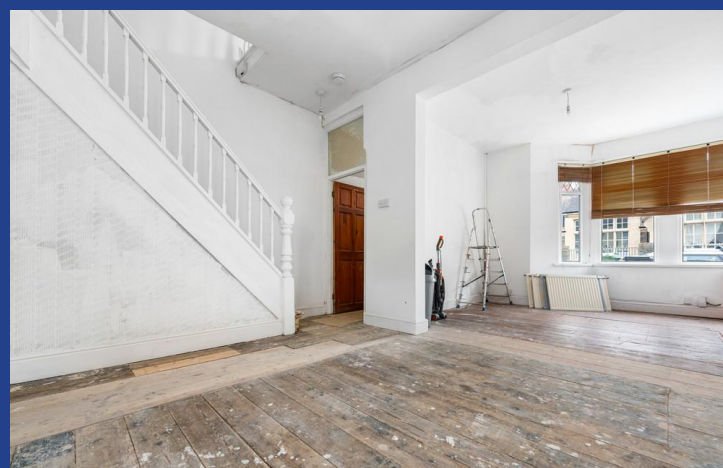
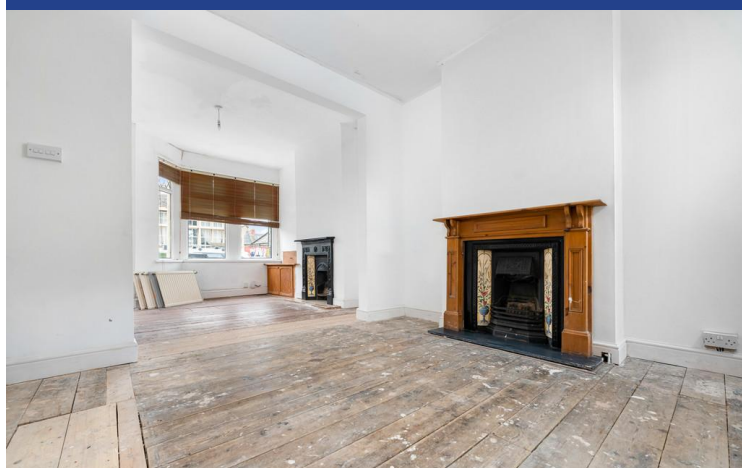
Norfolk Street,  
Canton, Cardiff, CF5 1JY



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£250,000**



Mid Terraced House

3

1

2

2

# Property Description

**\*\*THREE BEDROOM TERRACED HOUSE\*\*PRIME LOCATION\*\*** An incredible opportunity to purchase a 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 dining room, kitchen/utility room, downstairs bathroom, 3 bedrooms and en-suite. Low maintenance landscaped garden to the rear Street parking to front. \*Viewing highly recommended\*

Tenure Freehold

Council Tax Band D

Floor Area Approx 926 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 close by.

## ENTRANCE HALL

Access via wooden panelled door. Wooden flooring. Pendant light fitting. Coving. Second wooden panelled door leading from hallway to front rooms and stairs leading to first floor. PowerPoints.

## LOUNGE

11' 11" x 11' 4" (3.65max x 3.47max)  
Large double glazed uPVC bay window to front aspect. Alcoves. Wooden flooring. Original closed fireplace. Pendant light fitting. PowerPoints.

## LOUNGE/DINER

10' 8" x 14' 9" (3.27m x 4.52max)  
Double glazed uPVC window to rear aspect. Alcoves. Wooden flooring. Original closed fireplace. Pendant light fitting. PowerPoints. Wooden door with obscured glass panel to kitchen.

## KITCHEN

9' 0" x 11' 6" (2.75m x 3.51max)  
Double glazed uPVC window to side aspect. Tiled flooring. Partly tiled floor. Fitted with a range of base and eye level units incorporating stainless steel double sink and drainer with hot and cold mixer tap over. Complementary rounded work surfaces. Fitted electric oven and four ring gas hob with extractor hood above and tiled splashbacks. Dishwasher. Space for fridge freezer. Pendant light fitting. PowerPoints.

## UTILITY ROOM

3' 5" x 4' 7" (1.05m x 1.41m)  
Continuation of tiled flooring from kitchen. Plumbing for washing machine and space for tumble dryer. Doors leading to downstairs bathroom and obscured glass uPVC door leading to private rear garden.

## DOWNSTAIRS BATHROOM

5' 4" x 4' 9" (1.64m x 1.45m)  
Glass panelled door from utility room leading to downstairs bathroom. Tiled flooring. Partly tiled walls. Panelled bath with hot and cold tap and electric shower over. Pedestal sink with hot and cold tap. Pendant light fitting. Low level WC. Fixed shelving above sink vanity. Radiator.

## FIRST FLOOR

### FIRST FLOOR LANDING

Wooden flooring. Wooden balustrades. Loft hatch access. Pendant light fitting. Doors to all rooms.

### BEDROOM ONE

14' 7" x 9' 3" (4.45max x 2.82m)  
Two double glazed uPVC windows to front aspect. Wooden flooring. Original fireplace. Coving. Pendant light fitting. Fitted wardrobes. PowerPoints. Radiator.

### BEDROOM TWO

9' 5" x 10' 11" (2.89m x 3.33m)  
Double glazed uPVC window to rear aspect. Wooden flooring. Original fireplace with tiled base. Pendant light fitting. PowerPoints. Radiator.

### BEDROOM THREE

9' 2" x 7' 1" (2.81m x 2.17max)  
Double glazed uPVC window to rear aspect. Fitted cupboard housing combi boiler. Wooden flooring. Pendant light fitting. PowerPoints. Radiator.

### ENSUITE

Double glazed uPVC window to side aspect. Tiled flooring. Tiled walls. Walk in shower electric shower. Low level WC with concealed cistern. Wall mounted wash hand basin with hot and cold tap. Pendant light fitting. Extractor.

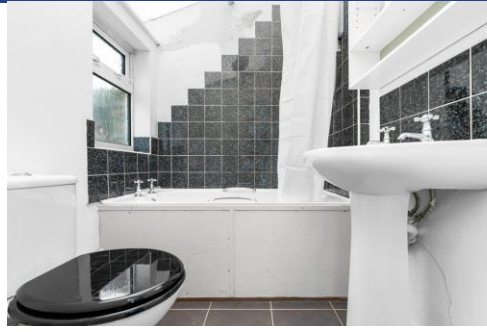
### OUTSIDE

Forecourt to the front of the property with paved walkway and low brick wall. Split level, low maintenance, paved private rear garden. Outside tap.

### TENURE

MGY are advised that the property is FREEHOLD.

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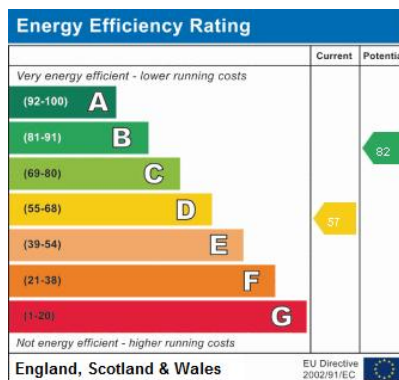
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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