

Turner Road,

Victoria Park, Cardiff, CF5 1HS



Estate Agents and
Chartered Surveyors

Asking Price Of

£265,000



Mid Terraced House

3

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2

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Property Description

****THREE BEDROOM, MID-TERRACED HOUSE IN A HIGHLY SOUGHT AFTER AREA**** MGY are delighted to bring to market this three bedroom, mid-terraced house situated on the highly desirable Turner Road in Victoria Park. The accommodation briefly comprises three reception rooms, kitchen, three bedrooms and bathroom. The property further benefits from a private and low maintenance rear garden and gas central heating throughout. ***NO CHAIN***

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,022 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 wooden door with paned glass to top panel. Carpet. Stairs to first floor with understair storage cupboard. Coving. Pendant light fitting. Radiator. PowerPoints. Doors to all rooms.

LOUNGE

12' 7" x 11' 2" (3.84m x 3.42m)
Large window to front aspect. Carpet. Electric fire with tiled hearth and base. Alcoves. Coving. Fitted shelves to alcoves. Radiator. PowerPoints.

SITTING ROOM

11' 2" x 9' 4" (3.41m x 2.86m)
Window to rear aspect. Carpet. Alcoves. Fitted cupboards to alcoves. Pendant light fitting. Radiator. PowerPoints.

BREAKFAST ROOM

12' 8" x 9' 4" (3.87m x 2.87m)
Window to side aspect. Fitted light pendant to side and ceiling. Carpet. Fitted cupboards to alcoves. Gas fire with living flame, wooden mantle and marble hearth surround with marble base. Radiator. PowerPoints.

KITCHEN

9' 4" x 4' 10" (2.87m x 1.48m)
Double glazed window to rear aspect. Partly tiled. Vinyl flooring. White units at both eye and base level, with contrasting rounded edge worktops, incorporating stainless steel sink and drainer with hot and cold taps. Gas four ring hob with grill above and gas oven below. Space for fridge freezer. Pendant light fitting. Radiator. PowerPoints.

PORCH

Accessed via wooden panelled door with glass panes from kitchen. Ample storage. Vinyl flooring. Door leading to rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

Wooden balustrades. Carpet. Loft hatch access. PowerPoints. Doors to all rooms.

BEDROOM ONE

14' 8" x 9' 11" (4.49m x 3.04m)
Two windows to front aspect. Carpet. Alcoves. Fitted storage cupboard to one alcove. Pendant light fitting. Radiator. PowerPoints.

BEDROOM TWO

11' 1" x 9' 4" (3.38m x 2.87m)
Window to rear aspect. Fitted sliding door wardrobes across one wall. Carpet. Alcoves. Pendant light fitting. Closed fireplace with mantle surround. Radiator. PowerPoints.

BEDROOM THREE

12' 5" x 8' 10" (3.80m x 2.70m)
Window to rear aspect. Fitted sliding door wardrobes. Fitted storage cupboard to one alcove housing Worcester combi boiler. Carpet. Alcoves. Pendant light fitting. Radiator. PowerPoints.

SHOWER ROOM

6' 6" x 6' 0" (2.00m x 1.84m)
Double glazed obscure window to side aspect. White suite comprising: low level WC, walk in mains shower with glass doors, wash hand basin with mixer tap over and fitted storage cupboard below. Tiled flooring. Tiled walls. Pendant light fitting. Heated towel rail.

OUTSIDE

Private rear garden with brick boundary walls. Wooden panelled doors providing access to outside WC and storage also. Rear access via gate. Partly slabbed and part lawn.

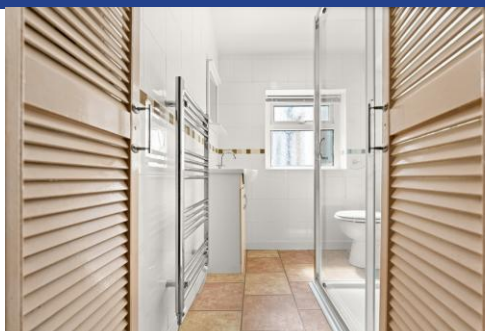
OUTSIDE WC

Low level WC. Pendant light fitting. Coving. Vinyl flooring.

TENURE

MGY are advised that the property is freehold.

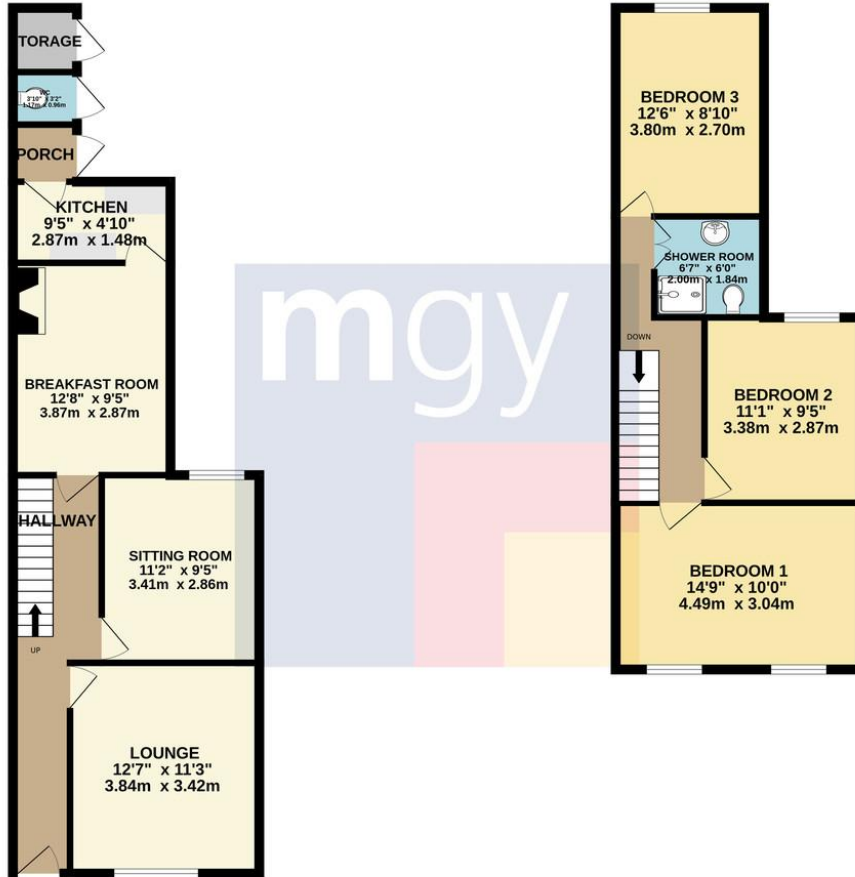
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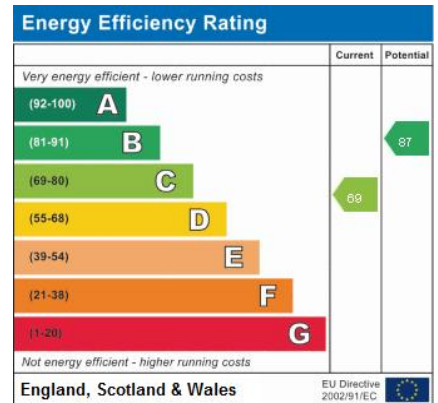
GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1022 sq.ft. (95.0 sq.m.) approx.

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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