

Clive Road,

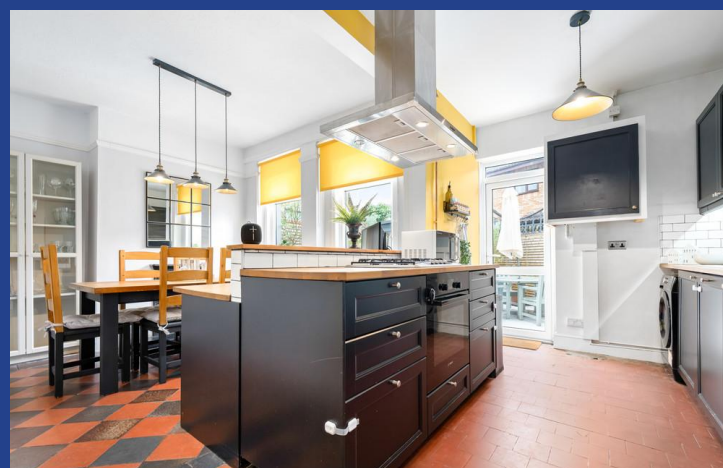
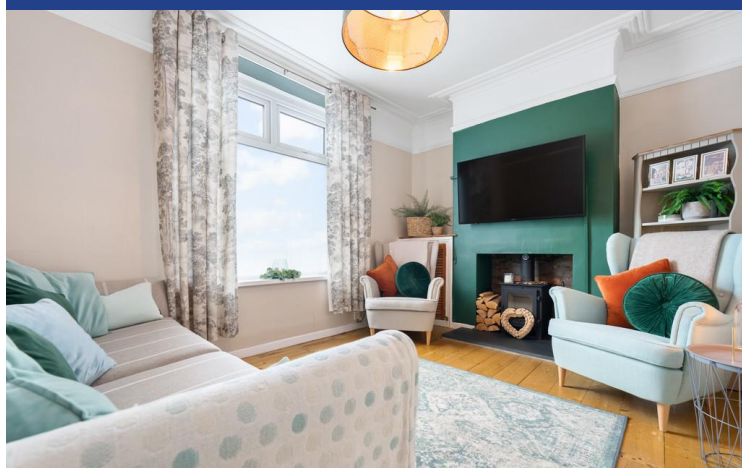
Canton, Cardiff, CF5 1HF



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£300,000



Mid Terraced House

3

1

2

2

Property Description

BEAUTIFULLY PRESENTED, THREE BEDROOM MID-TERRACED HOUSE IN THE HEART OF CANTON MGY are delighted to bring to market this superbly spacious three bedroom, mid-terraced house situated in the popular area of Canton. The property briefly comprises entrance hallway, lounge, kitchen/breakfast room, three bedrooms and family bathroom. The property further benefits from being located within walking distance to local amenities, well presented rear garden with outside WC, and has retained some beautiful original features throughout.

Viewing highly recommended

Tenure Freehold

Council Tax Band D

Floor Area Approx 850 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door leading from street. Open through to kitchen/diner. Tiled flooring. Coving to ceiling. Open storage area under stairs. Radiator. Pendant light fitting. Doors to lounge and storage cupboard. Stairs rising to first floor.

LOUNGE

9' 7" x 12' 8" (2.93m x 3.88m)

Large double glazed window to front. Wood flooring. Pendant light fitting. Large radiator. Log burner. Two alcoves. Coving to ceiling. Power points.

KITCHEN/BREAKFAST ROOM

17' 10" x 13' 8" (5.44m x 4.18m)

Very generous space which combines both kitchen and breakfast room. Range of wall, base and drawer units with oak worktop over incorporating four ring gas hob with oven beneath and extractor above, 1.5 stainless steel sink and drainer with mixer tap over. Integrated dishwasher. Under counter lighting. Tiled splashback. Space for washing machine and fridge freezer. Breakfast bar. Wall mounted cupboard housing combi boiler. Feature fireplace. Tiled flooring. Contemporary light fitting with three pendant lights to dining area as well as pendant light fitting to kitchen. Two large double glazed windows to rear as well as a door leading to rear garden. Radiators. Picture rail. Power points.

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FIRST FLOOR

Carpet to floor. Pendant light fitting. Doors to three bedrooms and family bathroom.

BEDROOM ONE

10' 2" x 9' 6" (3.12m x 2.90m)

Situated at the back of the property. Carpet to floor. Large double glazed window to rear. Alcoves. Pendant light fitting. Radiator. Power points.

BEDROOM TWO

9' 7" x 8' 0" (2.93m x 2.44m)

Situated at the front of the property. Carpet to floor. Partially obscured double glazed window to front. Alcoves. Radiator. Picture rail. Power points.

BEDROOM THREE

9' 10" x 6' 0" (3.00m x 1.83m)

Situated at the front of the property. Carpet to floor. Partially obscured double glazed window to front. Picture rail. Radiator. Power points.

BATHROOM

10' 0" x 8' 3" (3.06m x 2.53m)

Wooden flooring. White three-piece suite comprising panelled bath with mixer tap over and additional handheld shower attachment, WC, and pedestal wash hand basin with hot and cold tap over. Shaver point. Separate shower cubicle with drench shower and additional handheld shower head attachment. Feature panelling and partially tiled wall. Stainless steel heated towel rail. Large obscure double glazed window to rear. Pendant light to ceiling with additional wall mounted light.

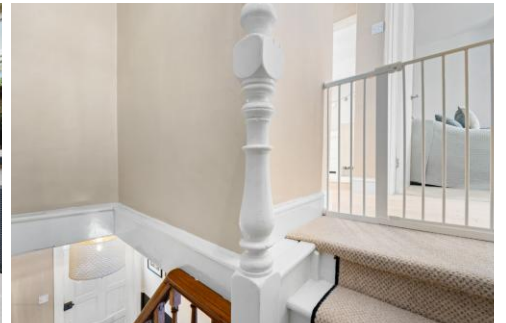
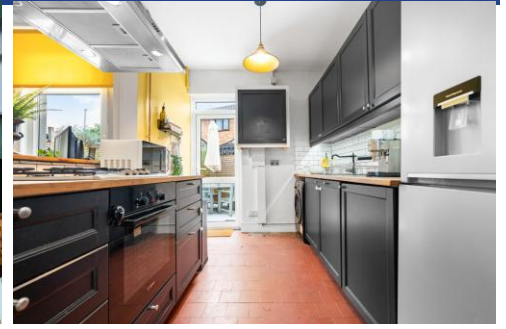
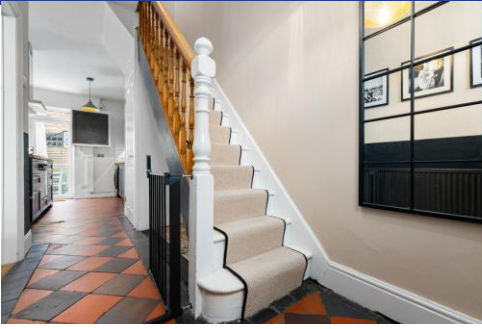
OUTSIDE

Laid to patio. Brick and fenced border. Shed. Outside WC.

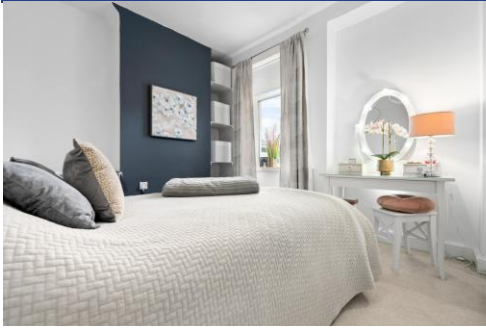
TENURE

MGY are advised that this property is FREEHOLD.

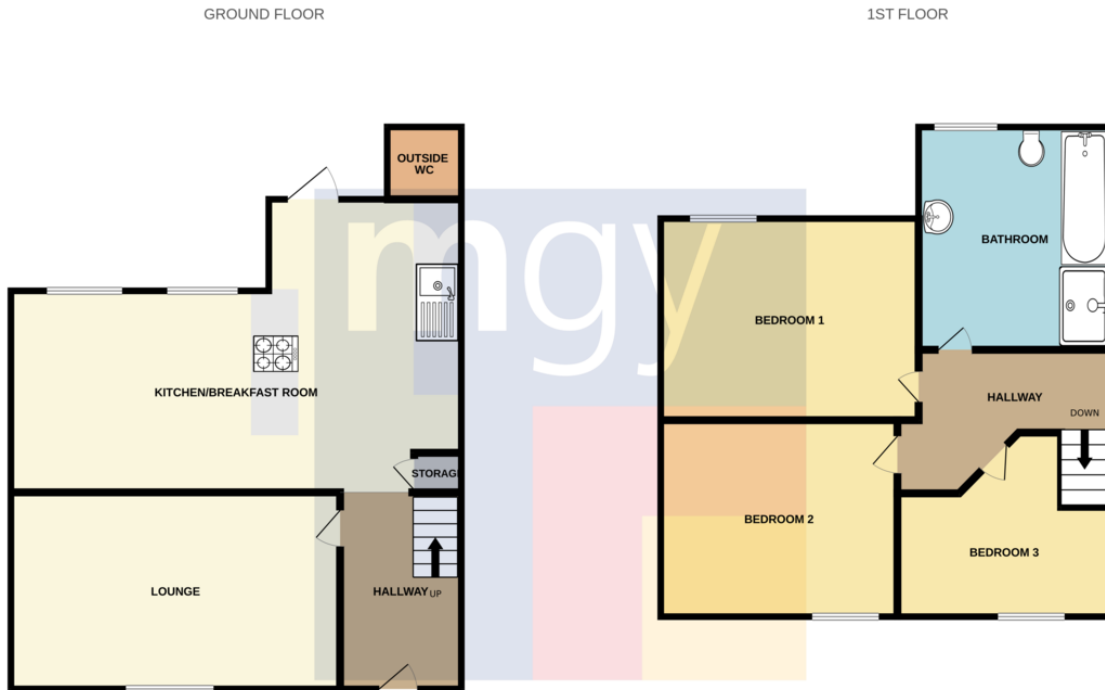
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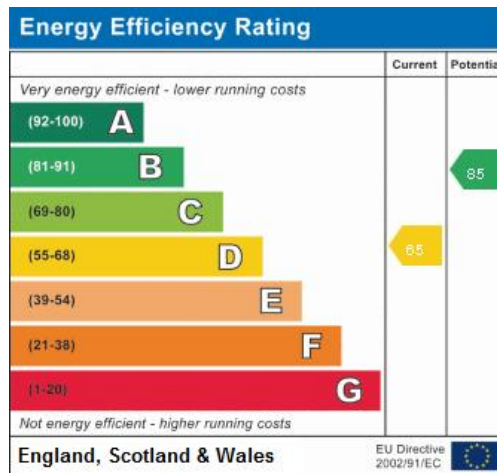
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