

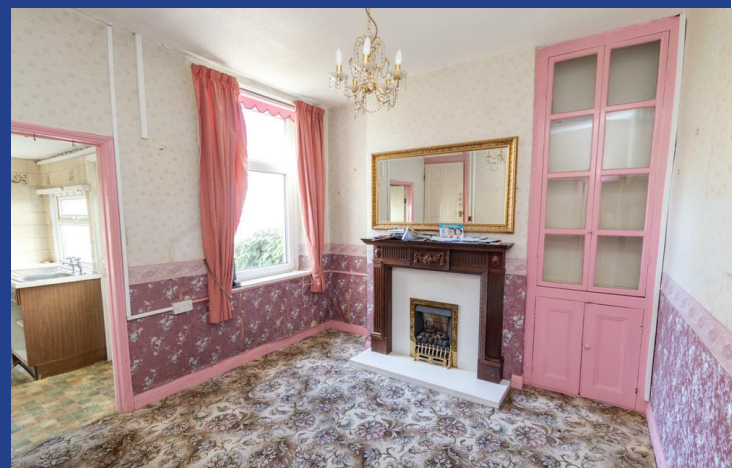
Thornhill Street,  
Canton,  
Cardiff, CF5 1RD



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£200,000**



Mid Terraced House



# Property Description

\*PERFECT INVESTMENT OPPORTUNITY - IN NEED OF RENOVATION - CASH PURCHASE ONLY DUE TO LACK OF CENTRAL HEATING\* MGY are delighted to bring to market this two double bedroom, mid-terraced house situated in the highly sought after area of Canton. The property briefly comprises lounge, dining room, kitchen, bathroom and two double bedrooms. The property further benefits from having a good sized rear garden and has incredible potential to be a perfect family home. \*VIEWING HIGHLY RECOMMENDED\*

Tenure Freehold

Council Tax Band D

Floor Area Approx 743 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via front door leading from street. Carpet to floor. Pendant light fitting. Doors to both reception rooms and storage cupboard.

## LOUNGE

10' 10" x 10' 5" (3.32m x 3.18m)  
Large double-glazed window to front. Carpet to floor. Pendant light fitting. Two alcoves, built in storage to one which houses the electric meter. Feature fireplace. Power points.

## DINING ROOM

10' 11" x 10' 1" (3.35m x 3.09m)  
Carpet to floor. Double glazed window to rear. Feature fireplace. Two alcoves, built in storage to one. Pendant light fitting. Power points. Doors leading to kitchen and to upstairs.

## KITCHEN

8' 5" x 7' 8" (2.58m x 2.34m)  
Range of base and wall units with worktops over incorporating stainless steel sink and drainer with hot and cold tap over. Tiled splashbacks. Obscure window to rear. Strip light. Door with partial obscured glass leading to rear garden. Power points. Door to bathroom.

## BATHROOM

6' 11" x 3' 6" (2.11m x 1.08m)  
White three-piece suite comprising panelled bath with hot and cold tap over, WC, and wall mounted sink with hot and cold tap over. Tiled walls. Obscure window to rear. Tiled flooring. Wall mounted storage cabinet. Pendant light fitting.

## FIRST FLOOR

Carpet to floor. Pendant light fitting. Doors to both bedrooms.

## BEDROOM ONE

14' 0" x 10' 10" (4.28m x 3.31m)  
Located at the front of the house. Carpet to floor. Two double glazed windows to front. Built in mirrored sliding wardrobes. Feature fireplace. Two alcoves. Pendant light fitting. Power points.

## BEDROOM TWO

10' 11" x 10' 4" (3.34m x 3.16m)  
Carpet to floor. Feature fireplace. Built in mirrored sliding wardrobes. Double glazed window to rear. Pendant light fitting. Door leading back to landing area.

## OUTSIDE

Rear - Laid to patio. Fenced border. Gate to rear lane.

## TENURE

MGY are advised that the property is FREEHOLD.

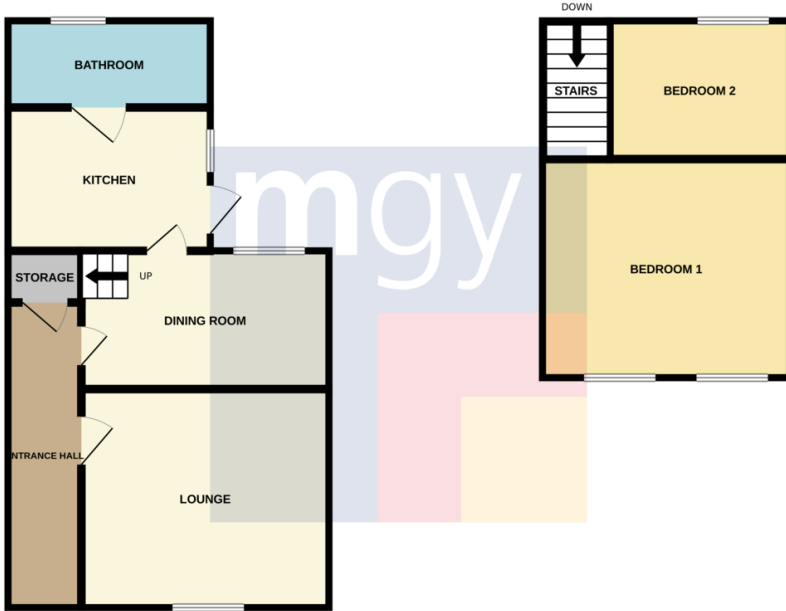
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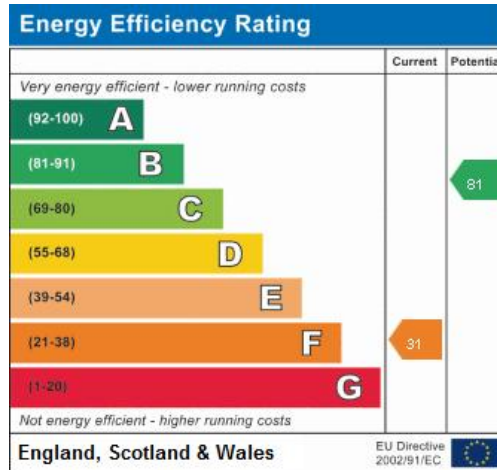
# Thornhill Street Canton, Cardiff, CF5 1RD

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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