

Glamorgan Street, Canton, Cardiff, CF5 1QT



Estate Agents and
Chartered Surveyors

Asking Price Of

£310,000



Mid Terraced House

2

1

1

1

Property Description

****TWO DOUBLE BEDROOM, MID-TERRACED HOUSE IN A HIGHLY SOUGHT AFTER AREA!****
MGY are delighted to bring to market this two double bedroom, mid-terraced house situated on the highly desirable Glamorgan Street, Canton. The accommodation briefly comprises open plan lounge/diner, kitchen, two double bedrooms and bathroom. The property further benefits from a private and low maintenance rear garden, double-glazing and gas central heating throughout. Viewing highly recommended.

Tenure Freehold

Council Tax Band E

Floor Area Approx 925 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Approached via wooden door with obscured glass window. Immaculate entrance hallway with herringbone wooden flooring and pendant light to ceiling. Dado rail. Wall mounted thermostat and radiator. PowerPoints. Doors to all rooms and stairs to first floor, with bespoke storage cupboards fitted underneath.

LOUNGE/DINER

20' 11" x 10' 11" (6.39m x 3.34m)

Double glazed sash window to front. Wooden floorboards. Working inset wood burner with slate base. Alcoves with fixed shelving. Pendant lights to ceiling. Dado rail. PowerPoints and Radiator.

KITCHEN

17' 4" x 12' 7" (5.30m x 3.86m)

Large kitchen and dining area with a range of wall, base and drawer units with plywood worktops over incorporating four ring gas hob with stainless steel extractor above and integrated gas oven below. Includes inset sink with mixer tap and drainer. Tiled flooring with electric underfloor heating. Space for table and chairs. Space for fridge freezer and washing machine. Two pendant lights to ceiling. Double glazed window to side. Fixed shelving with exposed brick to one wall. Fitted skylight to ceiling. PowerPoints. Bifold doors leading to private rear garden with double glazed window to side.

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing area with doors to all rooms. Carpet. Pendant light. Access to loft hatch. PowerPoints and Radiator.

BEDROOM ONE

14' 3" x 10' 5" (4.35max x 3.18m)

A large double bedroom with two double glazed windows to the front aspect. Carpet. Fitted wardrobe and shelving with under lighting. Pendant light. Fixed shelving to alcoves. Dado rail. PowerPoints and Radiator.

BEDROOM TWO

11' 1" x 8' 11" (3.40m x 2.74max)

A second double bedroom with double glazed window to rear aspect. Fixed shelving to one wall. Alcoves and dado rail. Pendant light. Working fireplace. Wooden floorboards. PowerPoints and Radiator.

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BATHROOM

8' 10" x 8' 10" (2.70max x 2.70m)

White suite comprising; Bath with mains shower over, WC with concealed cistern, and vanity wash hand basin with mixer tap over and storage beneath. Double glazed window to rear aspect. Partly tiled walls. Vinyl flooring. Radiator and heated towel rail. Pendant light. PowerPoints. Carbon monoxide alarm. Extractor fan. Cupboard housing boiler installed in 2020.

OUTSIDE

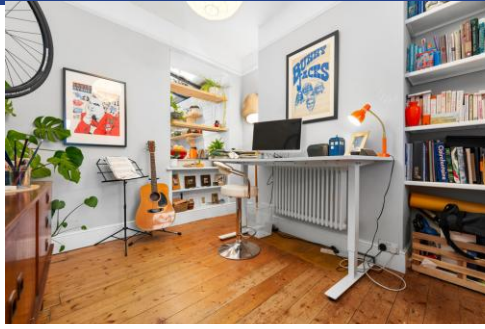
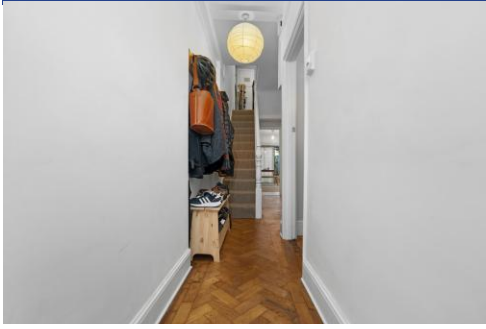
REAR GARDEN

Low maintenance rear garden with brick and fenced surround. Partly paved. Shed. Outside tap.

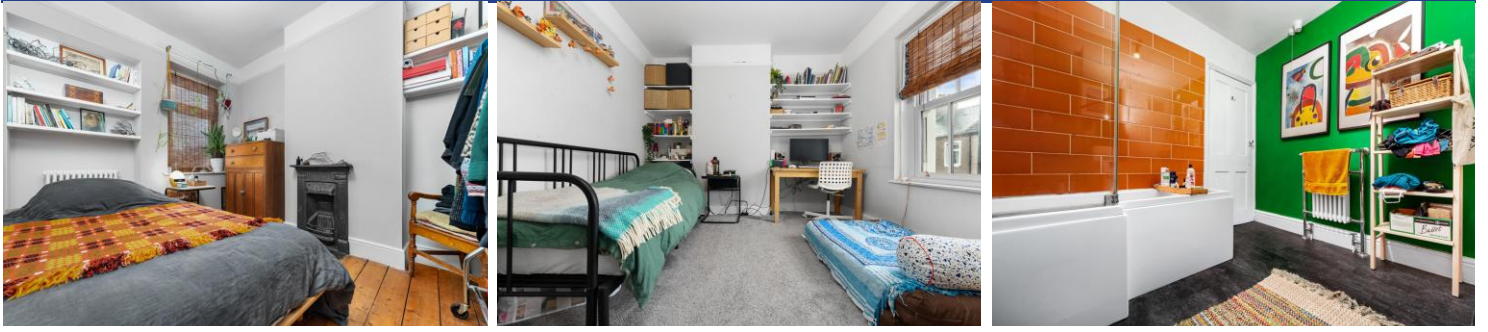
TENURE

MGY are advised that the property is FREEHOLD

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Canton, Cardiff, CF5 1QT



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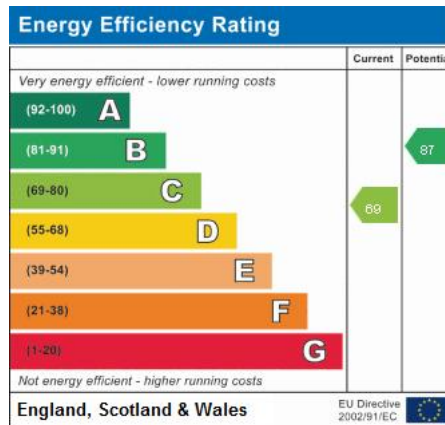
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GROUND FLOOR

1ST FLOOR



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