

Preswylfa Street,

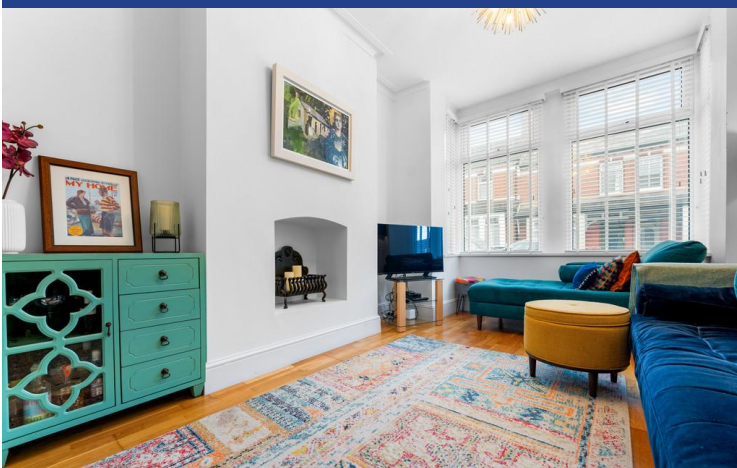
Canton,
Cardiff,
CF5 1FS

Asking Price Of

£435,000



Estate Agents and
Chartered Surveyors



Mid Terraced House

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Property Description

IMMACULATELY PRESENTED, MID-TERRACED HOUSE IN THE HEART OF CANTON MGY are delighted to bring to market this rarely available mid-terraced family home situated on the much favoured Preswylfa Street in the heart of Canton. The property briefly comprises entrance hallway, open plan lounge/sitting room, spacious kitchen/diner, three double bedrooms and family bathroom. The property further benefits from having gas central heating, double glazing throughout and has a low maintenance rear garden.

Viewing highly recommended

Tenure Freehold

Council Tax Band E

Floor Area Approx 1001 sq.ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via composite front door with stained glass inserts. Original coving. Wooden flooring. Radiator. Pendant light fitting. Doors to lounge/sitting room and kitchen/diner. Stairs rising to first floor.

LOUNGE/SITTING ROOM

20' 10" x 19' 3" (6.36m x 5.87m)

Continuation of wooden flooring. Dual aspect double glazed windows to front with fitted blinds with additional double glazed window to rear. TV and telephone point. Two radiators. Coving. Power points. Pendant light fittings.

KITCHEN/DINER

20' 0" x 9' 4" (6.11m x 2.87m)

Laminate flooring. Range of modern wall, base and drawer units with woodblock worktops over incorporating stainless steel sink with drainer and hot and cold tap over and five ring gas hob with electric oven beneath and extractor fan above. Stainless steel splashbacks. Integrated appliances such as dishwasher and fridge/freezer. Space and plumbing for washing machine. Double glazed window to side. Spotlights. Double glazed French doors leading to rear garden. Power points. Radiator. Door to storage cupboard.

FIRST FLOOR

Split level landing. Carpet to floor. Pendant light fittings. Built in storage cupboard. Doors to three bedrooms and family bathroom. Picture rail. Power points. Loft hatch with pull down ladder.

MASTER BEDROOM

14' 2" x 10' 7" (4.33m x 3.23m)

Located at the front of the house. Carpet to floor. Two double glazed windows with fitted blinds to front. Pendant light fitting. Radiator. Two alcoves. Power points.

BEDROOM TWO

10' 3" x 8' 11" (3.14m x 2.73m)

Laminate flooring. Double glazed window to rear with fitted blinds. Pendant light fitting. Power points. Radiator. Two alcoves with built in shelving.

BEDROOM THREE

9' 7" x 7' 4" (2.93m x 2.25m)

Located at the rear of the house. Carpet to floor. Double glazed window to rear with fitted blinds. Pendant light fitting. Power points.

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BATHROOM

11' 6" x 6' 8" (3.52m x 2.04m)

Vinyl flooring. Free standing oval bath with mixer tap over and additional shower head attachment.

Two obscure double glazed windows to side. Built in storage cupboard housing Combi boiler.

Pedestal wash hand basin with mixer tap over and tiled splashbacks. Walk in shower cubicle with mains powered shower over. Spotlights. Extractor fan.

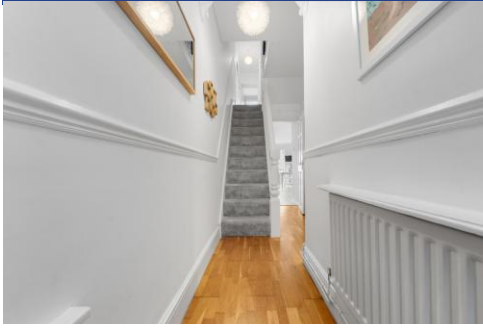
OUTSIDE

Rear Garden - Laid to patio. Wall border. Low maintenance.

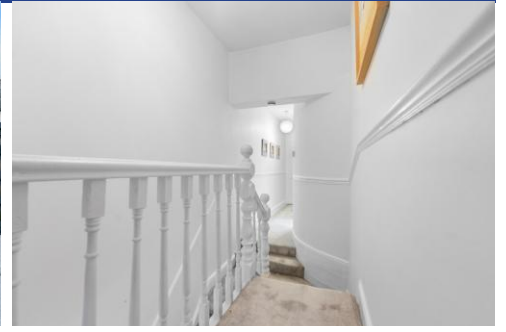
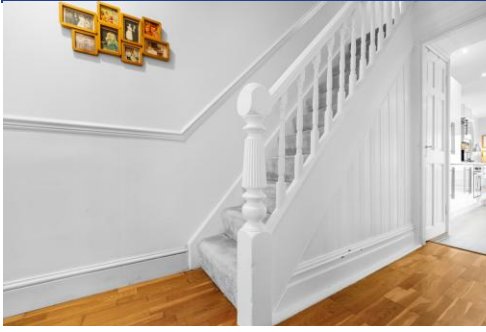
TENURE

MGY are advised that the property is FREEHOLD.

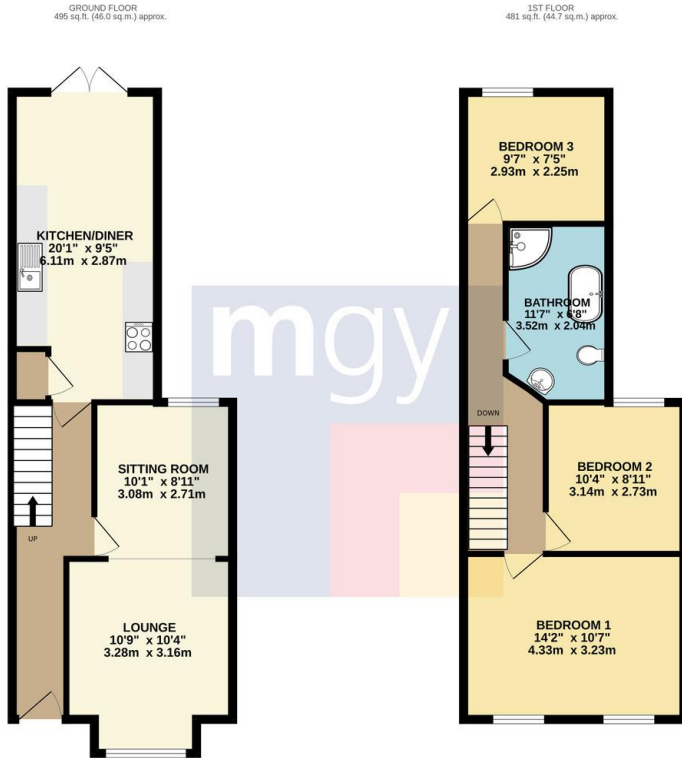
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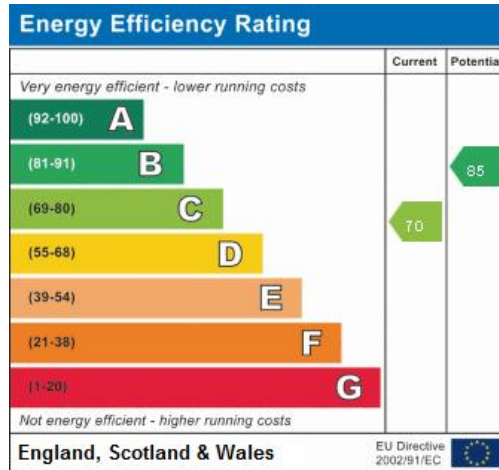
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TOTAL FLOOR AREA: 976 sq.ft. (90.7 sq.m.) approx.
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