

# Forrest Road, Canton, Cardiff, CF5 1HQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£325,000**



Mid Terraced House

2

1

1

2

# Property Description

**\*\*TWO BEDROOM MID TERRACED HOUSE\***

**\*PRIME LOCATION\*\*** An incredible opportunity to purchase a superb mid terraced property in the highly sought after Canton area, within walking distance to Victoria Park and a variety of Cantons and Pontcanna's cafes, restaurants and bars. The property has been refurbished and improved by the present owners. The accommodation comprises entrance hall, lounge and dining room plus kitchen. To the first floor is two double bedrooms, WC and family bathroom. Low maintenance landscaped garden to the rear with storage and bike shed. Gas central heating and double glazed windows throughout. Street parking to front.

**\*Viewing highly recommended\***

**Tenure Freehold**

**Council Tax Band D**

**Floor Area Approx 859 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 composite front door leading from private front courtyard. Wooden laminate effect flooring. Pendant light fitting. Radiator. Stairs rising to first floor.

## LOUNGE

Double glazed bay window to front aspect. Continuation of laminate wood effect flooring. Feature fireplace with wooden mantle surround. Fitted cupboard and shelving to alcoves. Pendant light fitting. Radiator and PowerPoints.

## DINING ROOM

Double glazed uPVC doors to rear private garden. Ample natural daylight. Wooden laminate effect flooring. Alcoves. Pendant light fitting. Radiator and PowerPoints.

## KITCHEN

Wall and base units across three walls, with contrasting work surfaces incorporating stainless steel sink with mixer tap over. Integrated double electric oven, and five ring gas hob with stainless steel extractor hood over. Part tiled walls with double glazed uPVC window to side and uPVC door to rear garden. Laminate wood effect flooring. Ample storage. Integrated fridge freezer, dishwasher and space for washing machine. Pendant light fitting to ceiling and side aspect. Radiator and PowerPoints.

## FIRST FLOOR

### FIRST FLOOR LANDING

Stairs leading to first floor with split level landing. Carpeted flooring. Access to loft hatch. Pendant light fitting. Doors to two bedrooms, WC and family bathroom.

### BEDROOM ONE

Two double glazed uPVC window to front aspect. Large double bedroom. Carpeted flooring. Alcoves. Pendant light fitting. Two radiators and PowerPoints.

### BEDROOM TWO

Double glazed uPVC window to rear aspect. Double bedroom. Carpeted flooring. Alcoves. Pendant light fitting. Radiator and PowerPoints.

### BATHROOM

Exceptional modern suite comprising: Walk in tiled double shower cubide, with glass surround and mains shower, panelled bath with mixer tap over, contemporary wash hand basin with vanity cupboard underneath and mixer tap over. Wall mounted vanity cupboard above. Double glazed obscure window to rear aspect. Wooden laminate effect flooring. Part tiled walls. Door to airing cupboard. Extractor fan. Radiator and spotlights to ceiling.

### WC

Double glazed window to side aspect. Laminate wood effect flooring. WC.

### OUTSIDE

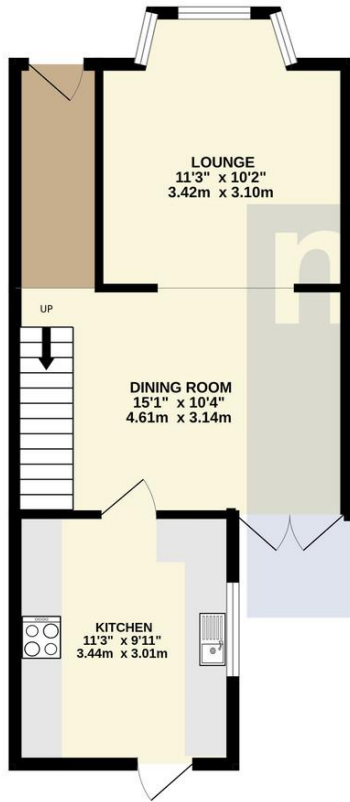
Front - Gated front courtyard.  
Rear - A delightful, private garden can be found to the rear comprising of stone chipping's with boundary wall surround. A range of plants and trees providing ample privacy. Outside tap. Bike and storage shed to side.

Forrest Road,  
Canton, Cardiff, CF5 1HQ

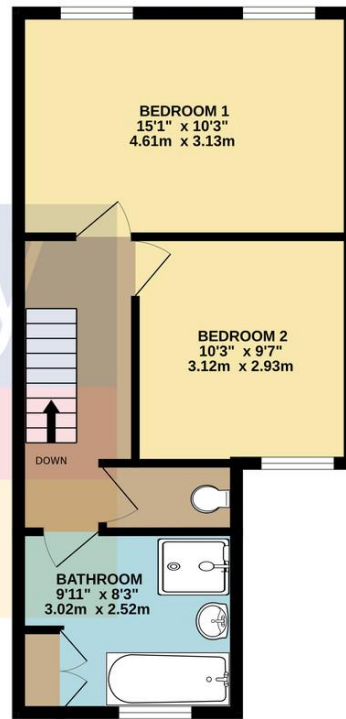


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GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.

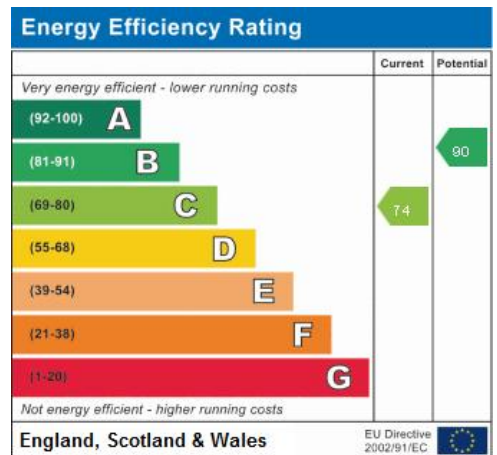


1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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