

Wyndham Crescent,
Canton,
Cardiff, CF11 9EH



Estate Agents and
Chartered Surveyors

Asking Price Of

£325,000



Mid Terraced House



Property Description

BEAUTIFULLY PRESENTED, TRADITIONAL MID-TERRACED FAMILY HOME MGY are delighted to bring to market this fantastically located, two double bedroom, three-storey house situated in the highly sought after area of Canton. The property is within walking distance to a plethora of restaurants, bars, cafes and shops as well as Chapter Arts Centre. Thompson park and Pontcanna Fields are also conveniently located just a 15 minute walk away. The accommodation briefly comprises entrance porch, open plan lounge/diner, kitchen, downstairs WC, two double bedrooms, family bathroom and loft room. The property further benefits from double glazing and gas central heating throughout, and a low maintenance rear garden. *Viewing highly recommended*

Tenure Freehold

Council Tax Band E

Floor Area Approx 1116 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door leading from street. Tiled flooring. Pendant light fitting. Door to open plan lounge/diner.

LOUNGE/DINER

31' 2" x 11' 8" (9.52m x 3.57m)

Bright open plan space. Wood flooring throughout. Double glazed sash window to front with additional double glazed French doors to rear. Alcoves with built in shelving. TV and telephone point. Power points. Log burner in diner with additional Gas fire to lounge. Radiators. Pendant light fittings. Access to under stairs storage. Door to kitchen. Stairs to first floor.

KITCHEN

11' 4" x 7' 8" (3.46m x 2.35m)

Tiled flooring. Range of wall, base and drawer units with worktops over incorporating inset sink with mixer tap over, and induction hob with additional gas hob alongside. Tiled splashbacks. Integrated appliances such as fridge/freezer, dishwasher, and electric oven. Double glazed window to side with additional door leading to rear garden. Vertical radiator. Spotlights. Door to downstairs WC.

DOWNSTAIRS WC

Continuation of tiled flooring. Double glazed window to rear aspect. Spotlights. WC. Vanity wash hand basin with mixer tap over and tiled splashback. Storage cupboard with space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

Carpet to floor. Pendant light fitting. Split level landing. Storage cupboard. Power points. Doors to both bedrooms and family bathroom. Stairs to loft room.

MASTER BEDROOM

15' 7" x 11' 4" (4.76m x 3.46m)

Wood flooring. Two double glazed windows to front aspect. Power points. Radiator. Alcoves. Pendant light fitting.

BEDROOM TWO

11' 5" x 9' 11" (3.49m x 3.04m)

Wood flooring. Double glazed window to rear aspect. Two alcoves with built in shelving. Pendant light fitting. Power points. Radiator.

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BATHROOM

Tiled flooring and partially tiled walls. Panelled bath with hot and cold tap over. Walk in shower cubicle with mains powered drench shower. Counter top sink with mixer tap over. WC. Obscure window to side. Storage cupboard housing combi-boiler. Wall mounted mirrored storage cabinet. Extractor fan.

LOFT ROOM

15' 7" x 12' 2" (4.76m x 3.73m)

Wood flooring. Two skylights to front and back aspect. Built in storage to eaves. Power points. Exposed beams. Pendant light fittings.

OUTSIDE

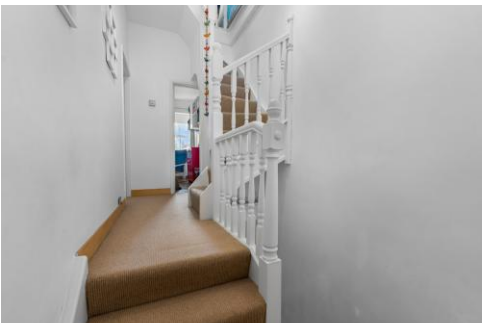
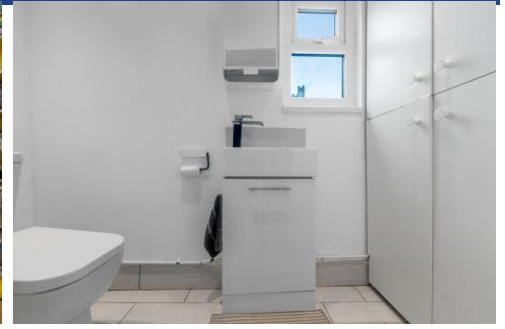
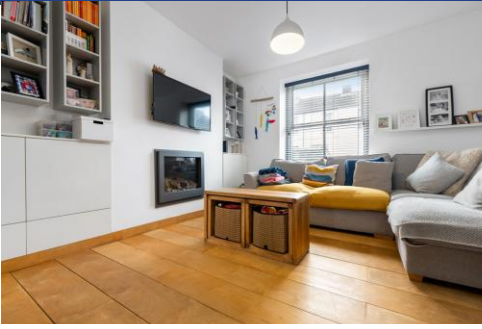
Front - Permit parking to front.

Rear - Laid to patio. Lawn area. Fence and wall border. Outside power point. Outside tap. Shed. Flower beds. Decking to far end.

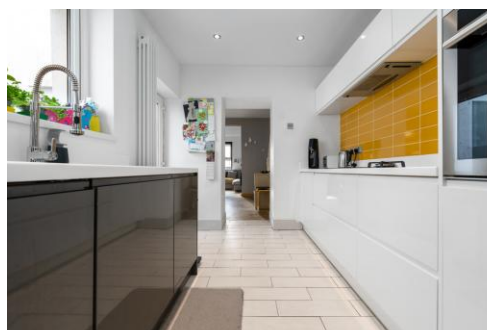
TENURE

MGY are advised that the property is FREEHOLD.

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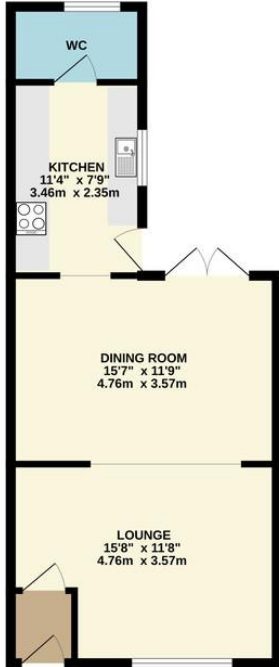


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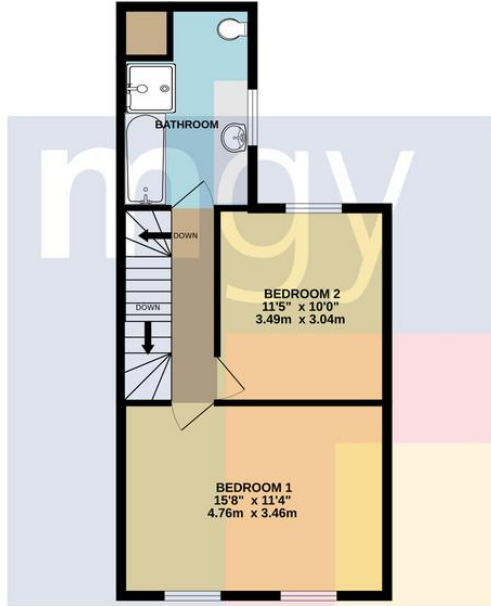


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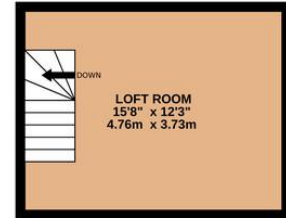
GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



2ND FLOOR
191 sq.ft. (17.7 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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