

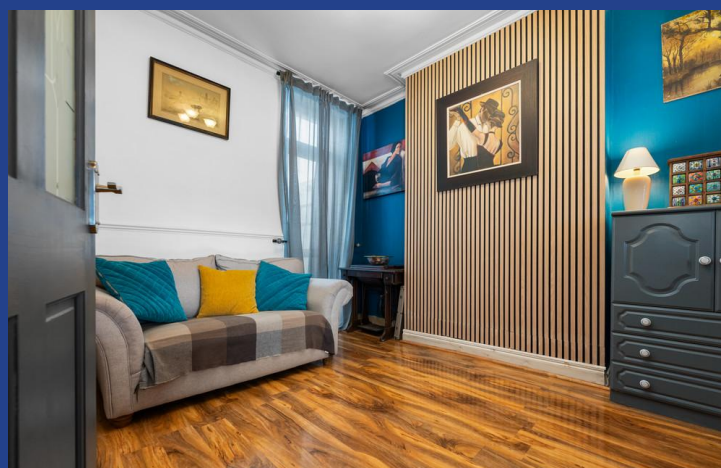
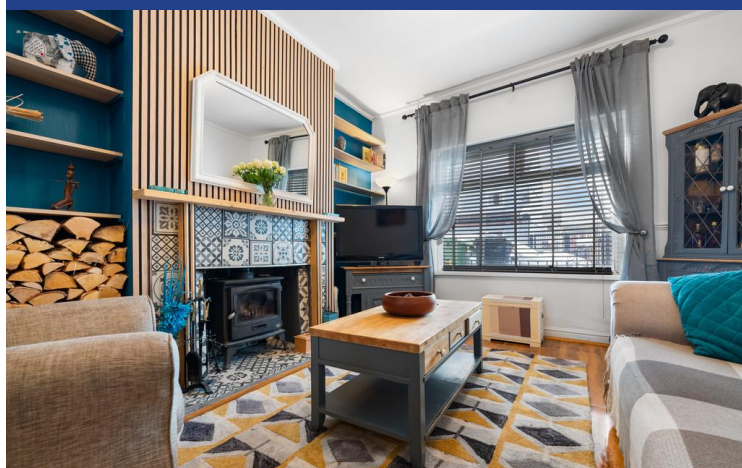
Nesta Road, Canton, Cardiff, CF5 1HT



Estate Agents and
Chartered Surveyors

Asking Price Of

£350,000



End Terraced House

3

1

1

2

Property Description

BEAUTIFULLY PRESENTED, AND DECEPTIVELY SPACIOUS END-TERRACED HOUSE MGY are delighted to bring to market this three bedroom, three-storey, end-terraced house for sale in the highly sought after area of Canton. The property is a stones throw away from Victoria Park and is within walking distance to a variety of shops, bars, cafes and restaurants. The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, three bedrooms, family bathroom and loft room. The property further benefits from gas central heating and double glazing throughout and a detached garage to the rear. ***Viewing highly recommended***

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,335 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

Entered via UPVC door leading from front. Wood flooring. Radiator. Pendant light fitting. Doors leading to lounge/diner and kitchen. Stairs rising to first floor with under stairs storage.

LOUNGE

13' 5" x 11' 3" (4.09m x 3.45m)
Large double glazed window to front. Wood flooring. Pendant light fitting. Alcoves with built in shelving. Dado rail. Coving. TV and telephone point. Radiator. Opening to dining room.

DINING ROOM

14' 4" x 9' 8" (4.39m x 2.95m)
Continuation of the wood flooring. Dado rail. Pendant light fitting. Radiator. Alcoves. Coving. Door leading to rear garden.

KITCHEN

Modern kitchen with a range of wall, base and drawer units with worktops over incorporating inset stainless steel sink with tap over and gas hob with oven beneath and extractor above. Integrated dishwasher. Space for fridge/freezer. Tiled flooring. Tiled splashbacks. Spotlights. Double glazed window to side aspect. Door leading to rear garden. Power points. Radiator.

BEDROOM ONE

13' 5" x 10' 4" (4.09m x 3.15m)
Located at the front of the house. Two double glazed windows to front aspect. Pendant light fitting. Built in wardrobes. Carpet. Power points. Radiator.

BEDROOM TWO

11' 5" x 9' 6" (3.48m x 2.90m)
Carpet to floor. Double glazed window to rear aspect. Pendant light fitting. Power points. Radiator.

BEDROOM THREE

12' 4" x 10' 4" (3.76m x 3.17m)
Carpet to floor. Alcoves. Double glazed window to rear aspect. Power points. Radiator.

BATHROOM

Fully tiled flooring and walls. White three-piece-suite comprising WC, vanity wash hand basin with tap over and storage beneath and panelled bath with hot and cold tap over and shower head above. Obscure window to side. Chrome heated towel rail.

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FIRST FLOOR

Carpet to floor. Doors to three bedrooms and family bathroom. Stairs to loft room. Built in storage.

LOFT ROOM

12' 0" x 11' 1" (3.68m x 3.38m)

Laminate flooring. Pendant light fitting. Skylights. Power points. Radiator.

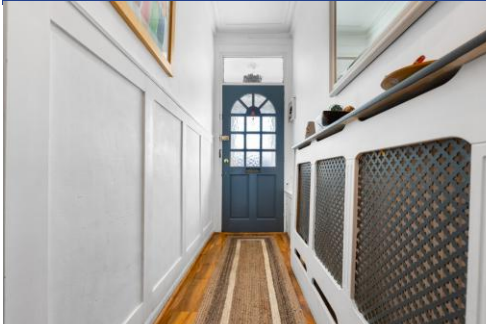
OUTSIDE

Front - Small courtyard to front with railing border.
Rear - Laid to patio. Astro turf. Gated access to lane. Access to garage. Detached garage 1.52m x 3.05m.

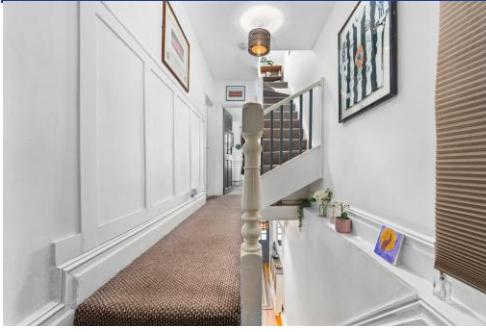
TENURE

MGY are advised that the property is FREEHOLD.

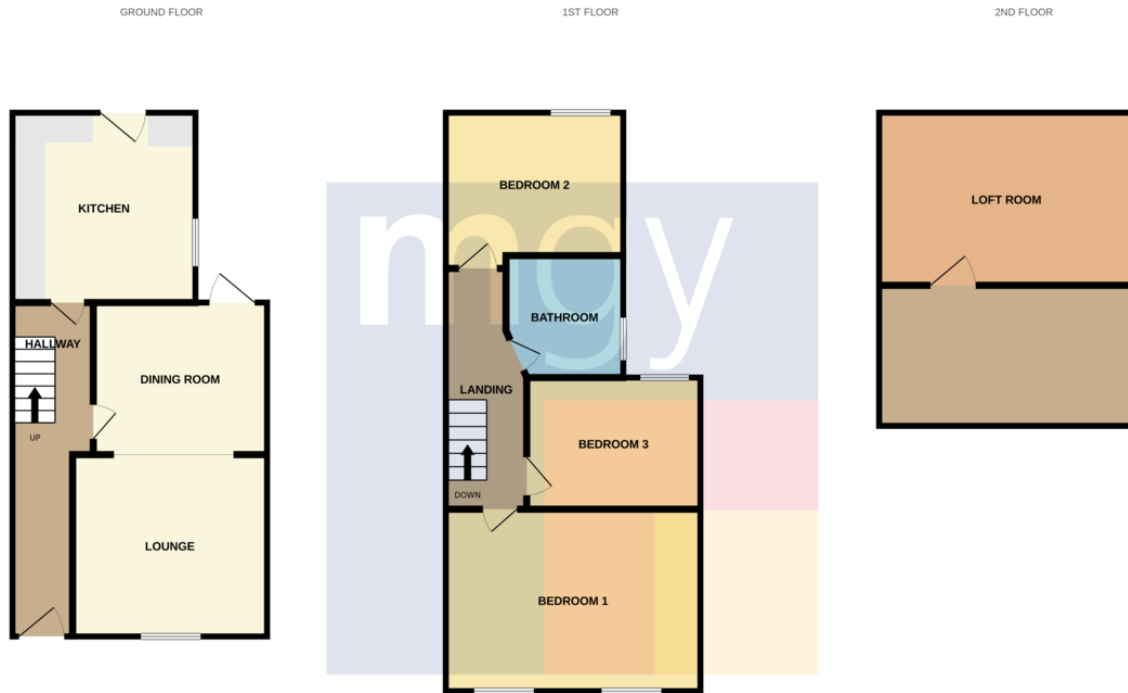
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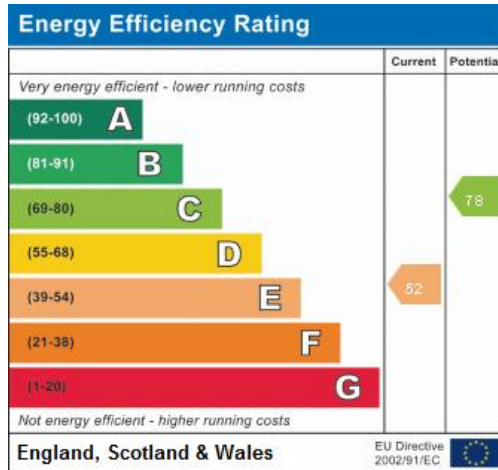
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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