

# Market Road,

Canton,

Cardiff,

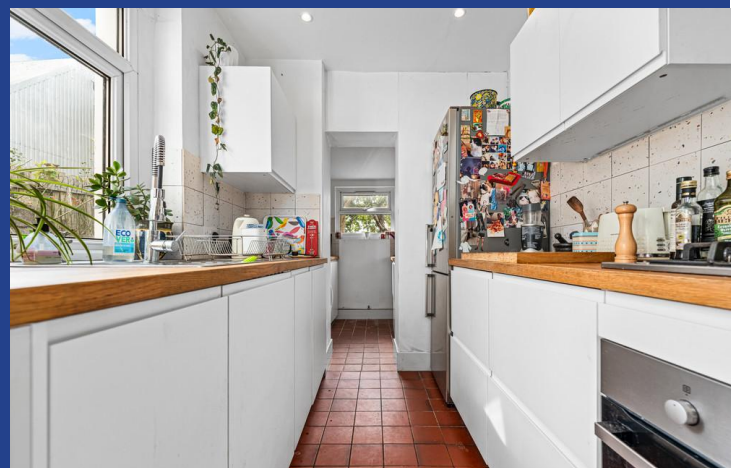
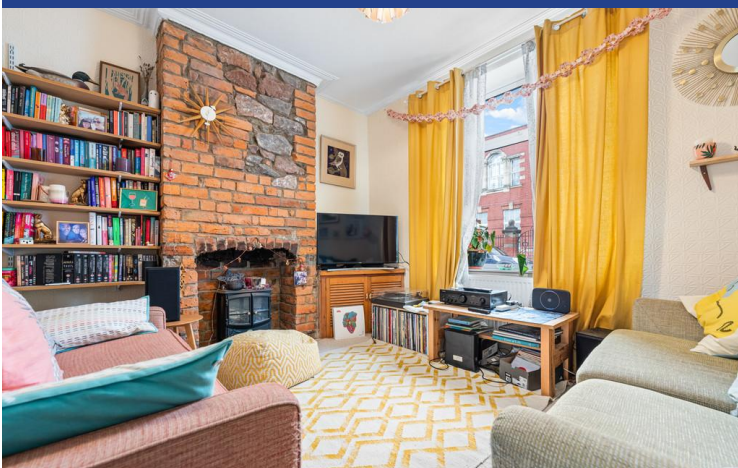
CF5 1QE

Asking Price Of

**£325,000**



Estate Agents and  
Chartered Surveyors



## Mid Terraced House



# Property Description

\*BEAUTIFULLY PRESENTED, TWO DOUBLE BEDROOM, MID TERRACED HOUSE IN THE HEART OF CANTON\* MGY are delighted to bring to market this two double bedroom, mid-terraced house situated in the highly sought after area of Canton. The property briefly comprises lounge, dining room, downstairs WC, kitchen, utility room, two double bedrooms and family bathroom. The property further benefits from a great sized rear garden, gas central heating and double glazing throughout. \*Viewing highly recommended\*

Tenure Freehold

Council Tax Band D

Floor Area Approx 859 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Tiled flooring. Dado rail. Pendant light fitting. Door to downstairs WC, lounge and dining room. Stairs to first floor.

## DOWNSTAIRS WC

Laminate flooring. Wall mounted wash hand basin with mixer tap over. Tiled splashback. WC. Pendant light fitting. Extractor fan.

## LOUNGE

11' 8" x 10' 5" (3.58m x 3.20m)  
Carpet to floor. Double glazed window to front. Exposed brick chimney breast. Two alcoves with built in cupboard to one and built in shelving to the other. Power points. Coving. TV point.

## DINING ROOM

11' 9" x 10' 6" (3.60m x 3.22m)  
Laminate flooring. Exposed brick chimney breast. Two alcoves with built in shelving. Pendant light fitting. Power points. Built in storage cupboard. Double glazed window to rear. Door to kitchen.

## KITCHEN

10' 5" x 6' 9" (3.20m x 2.07m)  
Range of wall, base and drawer units with oak worktops over incorporating stainless steel 1.5 sink with mixer tap over, and 5 ring gas hob with oven beneath and extractor above. Spotlights to ceiling. Tiled flooring. Space for appliances. Tiled splashbacks. Double glazed window to side. Power points. Door leading to rear garden. Walkway to utility room.

## UTILITY ROOM

6' 7" x 5' 1" (2.03m x 1.55m)  
Continuation of the wall and base units with oak worktops over incorporating stainless steel sink with drainer and mixer tap over. Wall mounted BAXI boiler. Tiled splashback. Power points. Double glazed window to rear.

## BEDROOM ONE

12' 1" x 10' 6" (3.69m x 3.22m)  
Carpet to floor. Two double glazed windows to front. Two alcoves. Built in storage. Pendant light fitting. Power points. Radiator.

## BEDROOM TWO

10' 7" x 8' 0" (3.23m x 2.45m)  
Carpet to floor. Radiator. Pendant light fitting. Double glazed window to rear.

## BATHROOM

11' 9" x 6' 9" (3.59m x 2.08m)  
Tiled flooring. Panelled bath with mixer tap and shower attachment over. Stainless steel heated towel rail. Tiled walls. Spotlights to ceiling. Double glazed window to rear. Vanity wash hand basin with mixer tap over and storage beneath. Extractor fan. WC. Shower cubicle.

## OUTSIDE

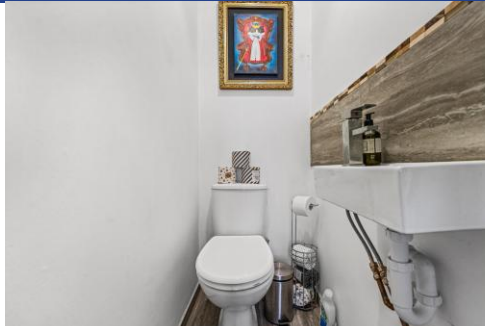
Rear - Laid to patio. Lawn area. Wall border. Outside tap. Door to storage area.

## TENURE

MGY are advised that the property is FREEHOLD.



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Canton, Cardiff, CF5 1QE





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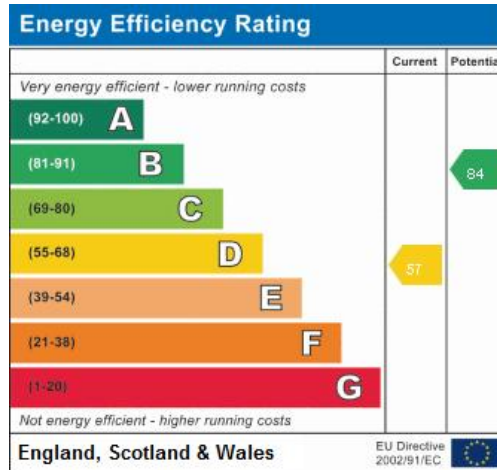
GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR  
382 sq.ft. (35.3 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 condition or efficiency can be given.  
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