

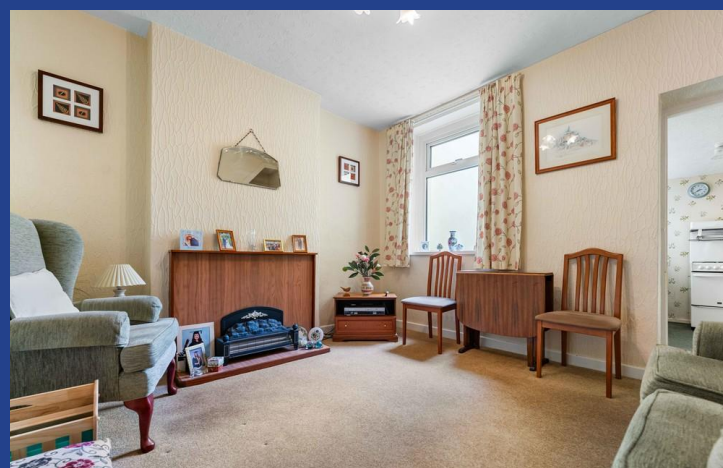
Westbury Terrace, Canton, Cardiff, CF5 1FZ



Estate Agents and
Chartered Surveyors

Offers In Region Of

£350,000



Mid Terraced House

3

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1

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Property Description

3 BEDROOM, MID-TERRACED HOUSE WITH GREAT POTENTIAL MGY are delighted to bring to market this three bedroom, mid-terraced house situated in the highly sought after area of Canton. The property is situated just a stones throw away from Victoria Park, and is within walking distance to the great amenities that Pontcanna has to offer, such as - bars, restaurants, cafe's and shops. The accommodation briefly comprises - entrance hallway, two reception rooms, kitchen, shower room, and three bedrooms. The property further benefits from being chain free, double glazed throughout and has great potential to be made into the perfect home. *Viewing highly recommended*

Tenure Freehold

Council Tax Band E

Floor Area Approx 822 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

Entered via obscure glazed front door leading from private pathway from front garden. Carpet to floor. Pendant light fitting. Doors to both reception rooms. Stairs rising to first floor.

LOUNGE

11' 0" x 10' 5" (3.37m x 3.18m)
Carpet to floor. Large double glazed window to front aspect. Two alcoves with built in cupboards housing utility meters. Feature fireplace. Pendant light fitting. Power points.

DINING ROOM

14' 2" x 10' 11" (4.34m x 3.35m)
Carpet to floor. Double glazed window to rear aspect. Pendant light fitting. Two alcoves. Electric fire. Power points. Door leading to kitchen.

KITCHEN

10' 2" x 8' 2" (3.12m x 2.50m)
Range of wall, base and drawer units with worktops over incorporating stainless steel sink with drainer and hot and cold tap over. Tiled splashback. Storage cupboard. Pendant light fitting. Double glazed window to rear aspect. Space for under counter fridge. Obscure glazed door leading to rear garden. Power points. Door to shower room.

SHOWER ROOM

Carpet to floor. Walk in shower cubicle with electric shower over. WC. Pedestal wash hand basin with hot and cold tap over. Extractor fan. Pendant light fitting. Electric heater. Obscure glazed window to rear aspect.

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FIRST FLOOR

Carpet to stairs and landing. Pendant light fitting.
Doors to three bedrooms.

BEDROOM ONE

13' 11" x 10' 10" (4.26m x 3.31m)
Situated at the front of the house. Carpet to floor.
Two double glazed window to front aspect. Two
alcoves. Pendant light fitting. Power points.

BEDROOM TWO

11' 11" x 8' 7" (3.64m x 2.63m)
Carpet to floor. Pendant light fitting. Build in storage
cupboards/wardrobes. Power points. Double glazed
window to rear aspect.

BEDROOM THREE

10' 5" x 8' 3" (3.20m x 2.52m)
Carpet to floor. Pendant light fitting. Window to rear
aspect. Cupboard housing hot water tank. Power
points.

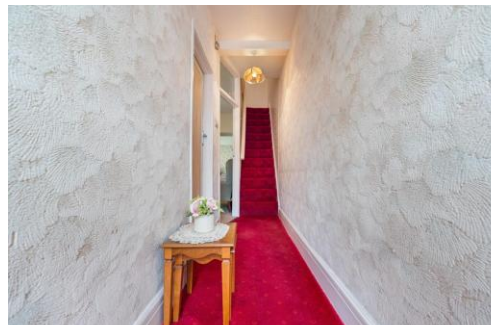
OUTSIDE

Front - Patio to front. Paved pathway leading to
front door. On road parking.
Rear - Laid to patio. Fenced border. Lawn area.
Flower beds. Shed.

TENURE

MGY are advised that the property is FREEHOLD.

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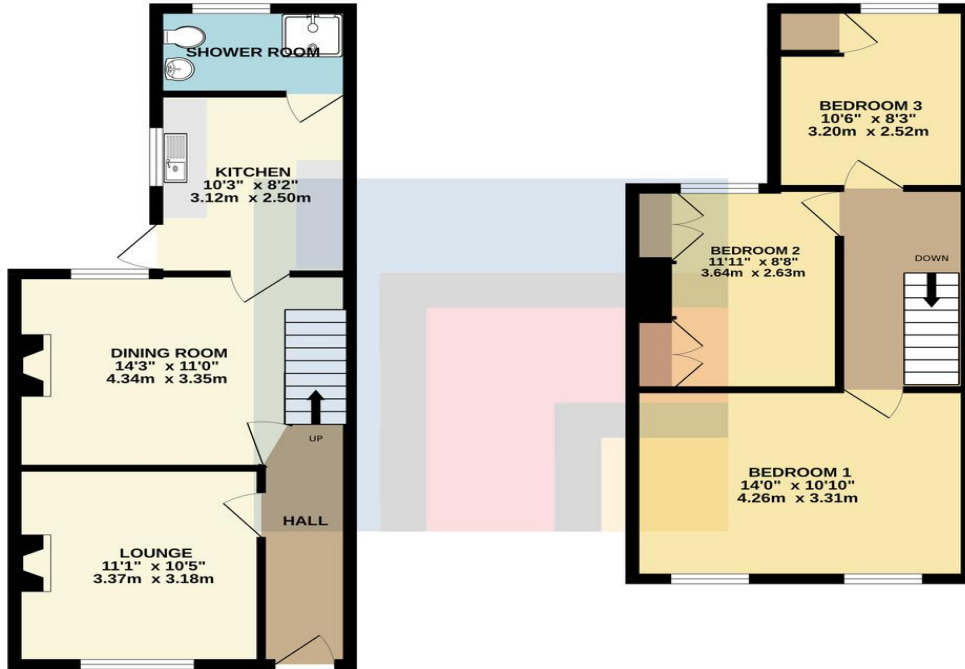
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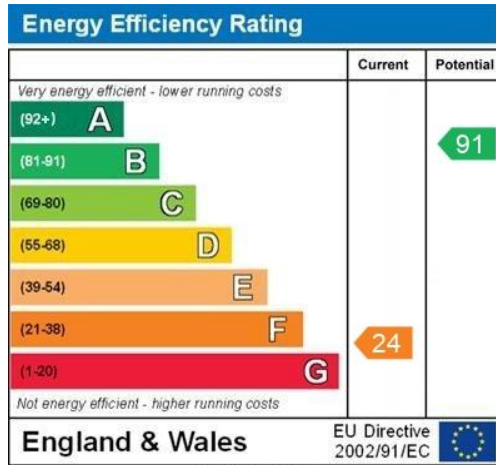
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GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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