

# Grosvenor Street, Canton, Cardiff, CF5 1NJ



Estate Agents and  
Chartered Surveyors

Offers in Excess Of

**£310,000**



Mid Terraced House

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# Property Description

\*WELL PRESENTED, BAY FRONTED, MID-TERRACED HOUSE IN THE HEART OF CANTON\* MGY are delighted to bring to market this three bedroom, mid-terraced house situated on the much favoured Grosvenor Street in Canton. The accommodation briefly comprises entrance hallway, lounge, dining room, kitchen, downstairs WC, three bedrooms and family bathroom. The property further benefits from a great sized and low maintenance rear garden, gas central heating and double glazing throughout.

\*Viewing highly recommended\*

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 1,208 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## ENTRANCE HALL

Entered via front door leading from private courtyard. Carpet to floor. Radiator. Pendant light fitting. Doors to lounge and dining room. Stairs rising to first floor.

## LOUNGE

24' 5" x 11' 7" (7.46m x 3.54m)

Carpet to floor. Double glazed bay window to front aspect. Fireplace with electric fire. Pendant light fittings. Power points. Alcoves. Radiators. Door to lean-to which provides ample storage space.

## DINING ROOM

15' 2" x 10' 0" (4.63m x 3.05m)

Laminate flooring. Double glazed window to side aspect. Pendant light fitting. Radiator. Fireplace with log burner. Storage cupboard. Power points. Door to kitchen.

## KITCHEN

10' 3" x 10' 0" (3.13m x 3.05m)

Tiled flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink with drainer and hot and cold tap over. Tiled splashbacks. Space for appliances such as fridge/freezer, and oven. Pendant light fitting. Power points. Double glazed window to side aspect. Door to hall which provides access to WC and rear garden.

## DOWNSTAIRS WC

5' 6" x 2' 9" (1.68m x 0.86m)

Laminate flooring. Partially tiled walls. WC. Double glazed window to rear aspect. Pendant light fitting.

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## FIRST FLOOR

Carpet to stairs and landing. Pendant light fitting. Doors to three bedrooms, bathroom and storage cupboard. Power point.

## MASTER BEDROOM

15' 1" x 12' 11" (4.62m x 3.95m)

Carpet to floor. Double glazed bay window to front aspect. Pendant light fitting. Radiator. Power points. Alcoves.

## BEDROOM TWO

11' 1" x 9' 6" (3.38m x 2.91m)

Laminate flooring. Double glazed window to rear aspect. Pendant light fitting. Radiator. Power points. Storage cupboard.

## BEDROOM THREE

10' 0" x 7' 4" (3.05m x 2.26m)

Situated to the rear of the house. Carpet to floor. Double glazed window to rear aspect. Radiator. Pendant light fitting. Power points.

## BATHROOM

7' 11" x 6' 10" (2.43m x 2.10m)

Vinyl flooring. White three-piece-suite comprising WC, vanity wash hand basin with mixer tap over and storage beneath and bath with hot and cold tap over and drench shower with handheld attachment above. Partially tiled walls. Storage cupboard housing Combi boiler. Chrome heated towel rail. Obscure window to side aspect. Pendant light fitting.

## OUTSIDE

Front - Paved courtyard. Wall border. Wrought iron gate.

Rear - Laid to patio. Wall and fence border. Decked area. Shed.

## TENURE

MGY have been advised that the property is FREEHOLD.



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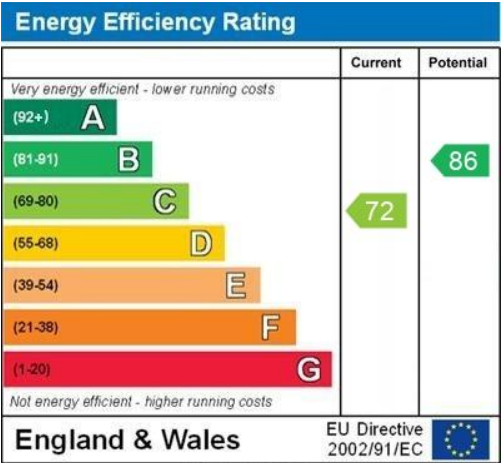
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TOTAL FLOOR AREA: 1203 sq.ft. (111.7 sq.m.) approx.

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