

Grosvenor Street, Canton, Cardiff, CF5 1NJ



Offers in Excess Of

£310,000

Estate Agents and
Chartered Surveyors



Mid Terraced House

3

1

2

3

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 or 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.

Grosvenor Street, Cardiff, CF5 1NJ

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.

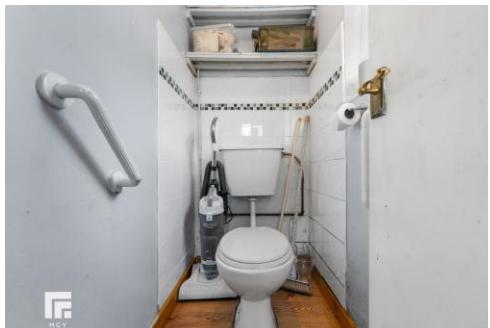
TENURE

MGY have been advised that the property is FREEHOLD.

Grosvenor Street,
Canton, Cardiff, CF5 1NJ



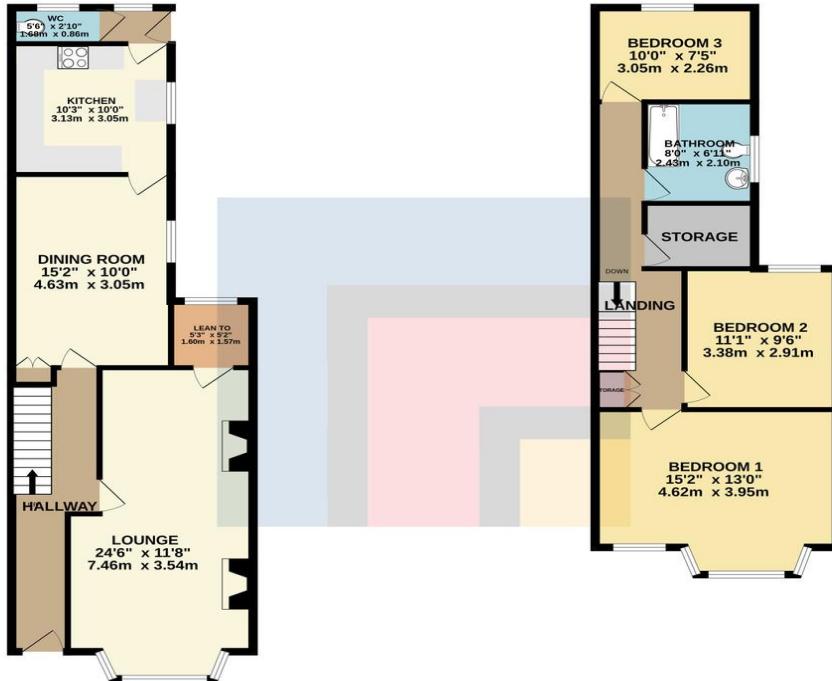
Grosvenor Street,
Canton, Cardiff, CF5 1NJ



Grosvenor Street, Cardiff, CF5 1NJ

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.

1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 vendor/lessor has not tested any services or equipment and no guarantee is given as to their operability or efficiency can be given.
Made with Meespiro c2024

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| www.ebecall.com | | |



Pontcanna 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South
Glamorgan, CF11 9HS

mgy.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.