



LANSDOWNE ROAD
CANTON
CARDIFF CF5 1JQ

ASKING PRICE OF
£275,000



SEMI-DETACHED HOUSE



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RARELY AVAILABLE, THREE BEDROOM, SEMI-DETACHED HOUSE IN THE HEART OF CANTON MGY are delighted to bring to market this well presented end of terrace home situated on the much favoured Lansdowne Road, Canton. The accommodation briefly comprises: entrance hall, lounge, dining room, kitchen, three bedrooms, and family bathroom. The property further benefits from double glazing throughout and has a good-sized private rear garden. *Viewing highly recommended*

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1,001 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

HALLWAY

Entered via glazed front door leading with obscure glazed window to the side. Carpeted flooring. Pendant light fitting. Radiator. Fitted cupboard housing utility meters. Doors to lounge, dining room and kitchen. Stairs rising to first floor.

LOUNGE

12' 4" x 10' 9" (3.76m x 3.28m)
Double glazed bay window to front aspect. Carpeted flooring. Electric fireplace. Alcoves. Pendant light fitting. Radiator. TV and telephone point. Power points.

DINING ROOM

11' 10" x 15' 0" (3.61m x 4.58m)
Double glazed window to rear aspect. Carpeted flooring. Gas fireplace. Coving. Alcoves. Pendant light fitting. Radiator. Power points.

KITCHEN

7' 7" x 18' 9" (2.33max x 5.74m)
Range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over, and four ring gas hob with oven below. Partially tiled walls and tiled splashback. Vinyl flooring. Pendant light fitting. Space for appliances such as washing machine, dryer and fridge/freezer. Double glazed windows to rear and side aspect. Radiator. Power points. Double glazed door leading to rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

Carpeted flooring. Pendant light fitting. Doors to all bedrooms and family bathroom.

BEDROOM ONE

10' 2" x 10' 9" (3.12m x 3.30m)
Double glazed bay window to front aspect. Carpeted flooring. Fitted wardrobes with hanging and shelving space across one wall. Pendant light fitting. Radiator. Power points.

BEDROOM TWO

11' 8" x 10' 9" (3.58m x 3.30m)
Double glazed window to rear aspect. Carpeted flooring. Fitted wardrobes across one wall with hanging and shelving space and additional storage cupboard. Pendant light fitting. Power points. Radiator.

BEDROOM THREE

5' 6" x 7' 10" (1.68m x 2.39m)
Double glazed window to front aspect. Carpeted flooring. Fitted cupboards across one wall. Pendant light fitting. Power points. Radiator.

BATHROOM

5' 9" x 5' 7" (1.76m x 1.72m)
Walk in corner shower cubicle with electric shower over. Pedestal wash hand basin with hot and cold tap over. WC. Obscure double glazed window to rear aspect. Vinyl flooring. Tiled walls. Pendant light fitting. Heated towel rail. Wall mounted boiler.

OUTSIDE

Front - Brick wall border. Shingled and laid to patio area. Gate providing side access through to rear garden.

Rear - Accessible from the kitchen. Laid to patio and lawn areas. Fenced and brick wall borders. Gate providing side access to the front.

TENURE

MGY are advised that the property is FREEHOLD.



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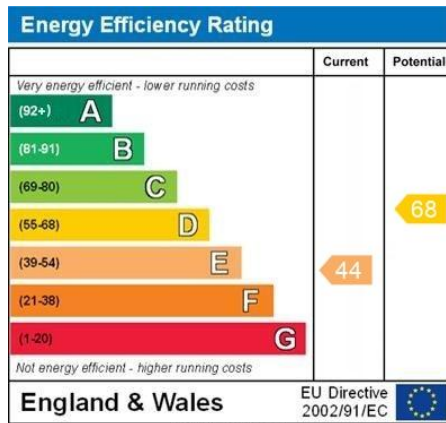
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GROUND FLOOR

1ST FLOOR



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PONTCANNA 02920 397152

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



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