



CLIVE ROAD
CANTON
CARDIFF CF5 1HH

OFFERS IN EXCESS OF
£350,000



MID TERRACED HOUSE



IMMACULATELY PRESENTED, FOUR BEDROOM, MID-TERRACED HOUSE IN THE HEART OF CANTON MGY are delighted to bring to market this beautiful family home, situated on the much favoured Clive Road, Canton. The accommodation briefly comprises entrance hallway, lounge, dining room, kitchen/breakfast room, four bedrooms and family bathroom. The property further benefits from gas central heating and double glazing throughout, and a good sized and low maintenance rear garden. *Viewing highly recommended*

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,059 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via door leading from porchway. Tiled flooring. Radiator. Pendant light fittings. Doors to lounge, dining room and kitchen/breakfast room and under stairs storage. Stairs rising to first floor.

LOUNGE

Herringbone style vinyl flooring. Large double glazed window to front aspect with built in shutter blinds. Pendant light fitting. Radiator. Log burner. Power points. TV and telephone point.

DINING ROOM

Herringbone style laminate flooring. Feature fireplace with alcoves either side - built in shelving to one. Partially panelled walls. Double glazed window to rear aspect. Pendant light fitting. Power points.

KITCHEN

Herringbone style laminate flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating inset sink with hot and cold tap over and four ring gas hob with oven beneath and extractor above. Free standing white goods which are to be included, such as washing machine, tumble dryer, dishwasher and fridge/freezer. Integrated microwave and wine cooler. Spotlights and pendant light fittings. Tiled splashbacks. Breakfast bar with worktops over and storage/seating beneath. Two double glazed windows - one to rear and one to side aspect, both with built in shutter blinds. Additional Velux window. Power points. Vertical radiator. Obscure glazed door providing access to rear garden.

FIRST FLOOR

Carpet to floor. Split level landing. Pendant light fitting. Doors to all bedrooms, bathroom and two storage cupboards - one housing the boiler.

OUTSIDE

Front - Gate to pathway which leads to front door. Bark area. Wall border.
Rear - Laid to patio. Fence and wall border. Outside tap. BBQ area to far end.

MASTER BEDROOM

9' 4" x 10' 2" (2.85m x 3.11m)
Carpet to floor. Two double glazed windows to front aspect with fitted blinds. Pendant light fitting. Dado rail. Power points. Radiators.

BEDROOM TWO

9' 7" x 12' 4" (2.94m x 3.78m)
Carpet to floor. Double glazed window to rear aspect. Pendant light fitting. Radiator. Power points.

BEDROOM THREE

5' 5" x 10' 1" (1.67m x 3.08m)
Carpet to floor. Double glazed window to front aspect with fitted blinds. Pendant light fitting. Power points. Radiator.

BEDROOM FOUR

10' 0" x 7' 10" (3.06m x 2.40m)
Located to the rear of the house. Double glazed window to rear aspect with built in blinds. Pendant light fitting. Power points. Radiator.

BATHROOM

Tiled flooring and walls. White three-piece-suite comprising wall mounted wash hand basin with mixer tap over, WC, and bath with hot and cold tap over and shower with additional handheld attachment above. Obscure window to rear aspect. Pendant light fitting with additional spotlights. Chrome heated towel rail.

TENURE

MGY have been advised that this property is FREEHOLD.



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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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