



KINGSLAND ROAD
CANTON
CARDIFF CF5 1HU

ASKING PRICE OF

£325,000



MID TERRACED HOUSE



***THREE BEDROOM, 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 Kingsland Road, Canton. The accommodation briefly comprises entrance hallway, lounge, dining room, kitchen, utility room, downstairs wet room, three bedrooms and bathroom. The property further benefits from being chain free, a good sized and low maintenance rear garden and has gas central heating and double glazing throughout.

Viewing highly recommended

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,378 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

WET ROOM

Continuation of tiled flooring. WC. Pedestal wash hand basin with hot and cold tap over. Walk in shower area with mains powered shower over. Extractor. Pendant light fitting. Radiator. Double glazed obscure window to rear aspect.

FIRST FLOOR

Carpet to floor. Split level landing. Pendant light fittings. Radiator. Fitted storage cupboards. Doors to all bedrooms and bathroom.

MASTER BEDROOM

14' 7" x 15' 8" (4.45m x 4.79m)
Carpet to floor. Pendant light fitting. Double glazed uPVC bay window to front aspect with additional window alongside. Power points. Radiator.

BEDROOM TWO

11' 5" x 9' 9" (3.48m x 2.99m)
Carpet to floor. Pendant light fitting. Double glazed uPVC window to rear aspect. Power points. Radiator.

BEDROOM THREE

8' 8" x 9' 10" (2.65m x 3.00m)
Carpet to floor. Double glazed uPVC window to rear aspect. Pendant light fitting. Radiator. Power points. Loft hatch.

BATHROOM

12' 0" x 6' 5" (3.66m x 1.96m)
Tiled flooring and partially tiled walls. Two double glazed obscure windows to side aspect. Panelled bath with hot and cold tap over and mains powered shower above. Chrome heated towel rail. 'His and Hers' oval sinks with mixer taps over and storage cupboards beneath. Extractor. WC. Spotlights.

OUTSIDE

Front - Patio. Wrought iron gate and railings. Pathway leading to front door.
Rear - Laid to patio. Artificial grass. Shingled area. Wall and fence border. Outside tap. Gate providing rear lane access.

TENURE

MGY have been advised that the property is FREEHOLD.



M G Y . C O . U K

KINGSLAND ROAD, CANTON, CARDIFF CF5 1HU



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or age. Made with Metropix ©2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 69 C | |
| 21-38 | F | | |
| 1-20 | G | | |

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