



**KINGSLAND ROAD**  
**CANTON**  
**CARDIFF CF5 1HU**

ASKING PRICE OF  
**£325,000**



**MID TERRACED HOUSE**



**3**



**1**



**2**



**2**

**\*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**

#### **ENTRANCE HALL**

Entered via front door leading from private front yard. Laminate flooring. Pendant light fitting. Radiator. Doors to lounge, dining room and kitchen. Stairs rising to first floor.

#### **LOUNGE**

14' 6" x 11' 3" (4.42m x 3.43m)  
Carpet to floor. Double glazed bay window to front aspect. Pendant light fitting. Feature fireplace surround. Alcoves - one with fitted shelving. Radiator. Power points. Telephone and TV point.

#### **DINING ROOM**

12' 5" x 9' 8" (3.79m x 2.95m)  
Carpet to floor. Pendant light fitting. Feature fireplace surround. Alcoves. Radiator. Power points. Double glazed uPVC French doors leading to rear garden.

#### **KITCHEN**

15' 6" x 9' 8" (4.73m x 2.97m)  
Tiled flooring. Fitted kitchen with 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 beneath and extractor above. Tiled splashback. Space for fridge/freezer and dishwasher. Spotlights. Power points. Radiator with cover. Double glazed window to side aspect. Door to :-

#### **UTILITY ROOM**

7' 6" x 9' 10" (2.31m x 3.00m)  
Continuation of tiled flooring. Fitted base and wall units with worktops over incorporating stainless steel sink and drainer with mixer tap over. Tiled splashback. Space and plumbing for washing machine and tumble dryer. Spotlights. Power points. Radiator. uPVC door with partially glazed glass window leading to rear garden. Wall mounted boiler

#### **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.





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GROUND FLOOR

1ST FLOOR



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Made with SketchUp 12.0.20

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

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