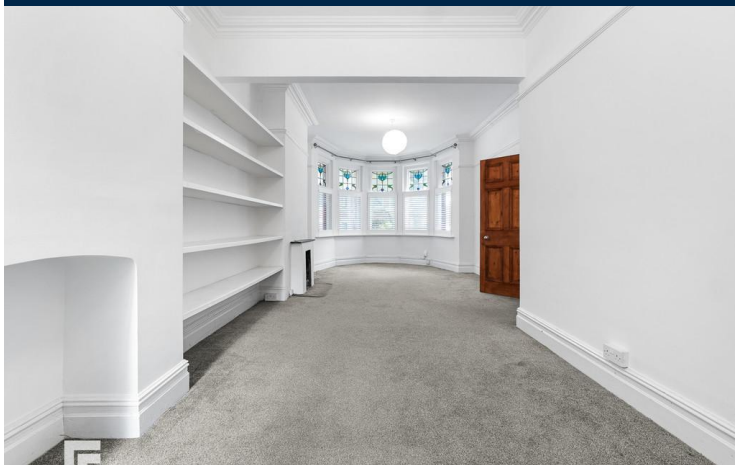




**CLIVE ROAD**  
**CANTON**  
**CARDIFF CF5 1GN**

ASKING PRICE OF  
**£475,000**



### MID TERRACED HOUSE



**3**



**1**



**1**



**2**

**\*\*THREE DOUBLE BEDROOM, MID-TERRACED HOUSE - NO CHAIN\*\*** MGY are delighted to bring to market this **EXTREMELY SPACIOUS** three bedroom mid-terraced house situated on the much favoured Clive Road, Canton. The accommodation briefly comprises lounge, kitchen, sitting/dining area and utility room to the ground floor, three double bedrooms and bathroom to the first floor. The property further benefits from a private rear garden, gas central heating and basement. **\*Viewing highly recommended\***

#### ENTRANCE HALL

Entered via wooden door with obscure glass panel to top, leading from enclosed front courtyard. Wooden flooring. Coving and picture rail. Pendant light fitting. Power points. Stairs rising to first floor.

#### LOUNGE

11' 9" x 29' 10" (3.60m x 9.11m)  
Bay windows to front aspect with fitted shutter blinds. Coving and picture rail. Carpeted flooring. Feature fireplace. Alcoves with fixed shelving. Power points. TV and telephone point. Two radiators. Door to access rear garden.

#### KITCHEN

11' 6" x 9' 10" (3.52m x 3.01m)  
Modern fitted kitchen with wall, base and drawer units with wooden worktops over incorporating five ring gas hob with extractor above, oven below and stainless steel 1.5 sink and drainer with mixer tap over. Tiled splashbacks. Space for appliances such as dishwasher and fridge/freezer. Double glazed uPVC windows to side aspect. Wooden flooring. Spotlights and pendant light fitting. Power points.

#### UTILITY ROOM

3' 7" x 5' 0" (1.10m x 1.54m)  
Continuation of wooden flooring. Space and plumbing for washing machine. Radiator. Double glazed uPVC window to side aspect.

#### SITTING ROOM/DINER

29' 3" x 11' 7" (8.92m x 3.54m)  
Continuation of wooden flooring. Double glazed uPVC windows to side aspect. Double doors leading to rear garden. Pendant light fitting. Radiators.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,453 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BASEMENT

Ample storage, power and lighting.

#### FIRST FLOOR LANDING

Carpet to stairs. Split level landing. Pendant light fitting. Radiator. Doors to three bedrooms, bathroom and storage cupboard housing wall mounted boiler.

#### BEDROOM ONE

17' 5" x 15' 8" (5.31m x 4.79m)  
Large bay windows with additional sash window to front with fitted shutter blinds. Double bedroom. Exposed floorboards. Alcoves. Feature fireplace. Pendant light fitting. Two radiators. Power points.

#### BEDROOM TWO

12' 7" x 11' 6" (3.84m x 3.52m)  
Double glazed uPVC sash window to rear aspect. Double bedroom. Exposed floorboards. Pendant light fitting. Radiator. Alcoves with fixed shelving. Feature fireplace. Power points.

#### BEDROOM THREE

11' 7" x 9' 3" (3.54m x 2.84m)  
Double glazed uPVC sash window to rear and side aspects. Double bedroom. Carpeted flooring. Power points. Pendant light fitting. Feature fireplace. Radiator.

#### BATHROOM

8' 2" x 11' 7" (2.51m x 3.54m)  
Two obscure double glazed uPVC sash windows to side aspect. Bath with rainfall mains shower over and mixer tap. Pedestal wash hand basin with hot and cold tap over. WC. Tiled flooring. Partially tiled walls. Radiator. Spotlights. Extractor fan. Wall mounted vanity mirror. Feature fireplace.

#### OUTSIDE

Front - Gated front courtyard with privacy hedges. Paved pathway leading to front door.  
Rear - Laid to patio. Flower beds. Wall borders.

#### TENURE

MGY have been advised that the property is FREEHOLD.





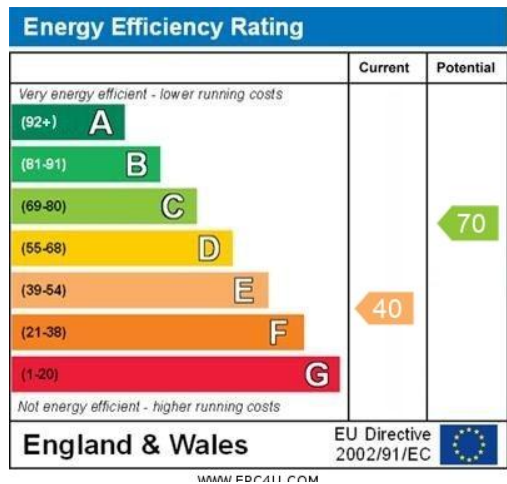
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