



ATLAS ROAD  
CANTON  
CARDIFF CF5 1PH

ASKING PRICE OF  
**£310,000**



### MID TERRACED HOUSE



**3**



**1**



**1**



**2**

**\*BEAUTIFULLY PRESENTED, TRADITIONAL THREE BEDROOM HOUSE\*** MGY are delighted to bring to market this immaculate three bedroom, mid-terraced house situated on the much favoured Atlas Road in Canton. The accomodation briefly comprises entrance hallway, lounge, dining room, kitchen/breakfast room, three bedrooms and family bathroom. The property further benefits from having a south facing rear garden, and has gas central heating and double glazing throughout.

**\*Viewing highly recommended\***

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 1,109 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from street. Pendant light fitting. Doors to lounge, dining room and kitchen/breakfast room. Stairs rising to first floor.

#### **LOUNGE**

11' 9" x 11' 1" (3.60m x 3.38m)  
Carpet to floor. Feature fireplace. Two alcoves with fitted shelving. Double glazed uPVC bay window to front aspect. Picture rail. Power points. TV and telephone point. Radiator. Pendant light fitting.

#### **DINING ROOM**

10' 11" x 8' 11" (3.35m x 2.74m)  
Exposed floorboards. Double glazed uPVC window to rear aspect. Feature fireplace. Two alcoves - one with fitted storage. Power points. Radiator.

#### **KITCHEN/BREAKFAST ROOM**

21' 1" x 9' 8" (6.45m x 2.95m)  
Herringbone style flooring. Pendant light fittings. Radiator. Power points. Double glazed uPVC windows to side and rear aspect. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating inset Belfast sink with mixer tap over. Space for washing machine, fridge/freezer and range cooker with extractor above. Tiled splashback. Door leading to rear garden.

#### **FIRST FLOOR**

Pendant light fitting. Carpet to stairs and landing. Doors to all bedrooms and bathroom.

#### **BATHROOM**

9' 3" x 5' 8" (2.84m x 1.73m)  
Tiled flooring and partially tiled walls. White three-piece-suite comprising WC, vanity wash hand basin with mixer tap over and storage beneath and panelled bath with electric shower over. Extractor. Obscure double glazed uPVC window to side aspect. Chrome heated towel rail.

#### **MASTER BEDROOM**

14' 9" x 10' 9" (4.52m x 3.30m)  
Carpet to floor. Two double glazed uPVC windows to front aspect. Pendant light fitting. Power points. Radiator. TV point.

#### **BEDROOM TWO**

10' 11" x 8' 11" (3.35m x 2.74m)  
Carpet to floor. Double glazed uPVC window to rear aspect. Pendant light fitting. Power points. Radiator.

#### **BEDROOM THREE**

11' 8" x 10' 0" (3.56m x 3.05m)  
Carpet to floor. Double glazed uPVC window to rear aspect. Alcove with fitted shelving. Pendant light fitting. Radiator. Power points.

#### **REAR GARDEN**

South facing garden. Laid to patio. Wall border. Decked area to far end with pergola. Mature shrub borders.

#### **TENURE**

MGY have been advised that the property is FREEHOLD.





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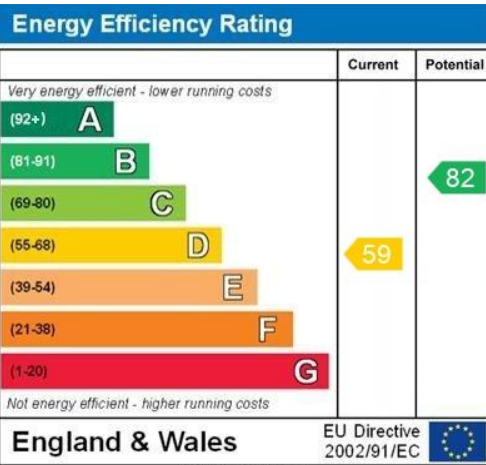
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GROUND FLOOR

1ST FLOOR



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