



THEOBALD ROAD  
CANTON  
CARDIFF CF5 1LP

ASKING PRICE OF

**£275,000**



### GROUND FLOOR APARTMENT



**2**



**1**



**2**



**1**

**TENURE: SHARE OF THE FREEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: 635 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**WC**

WC. Obscure double glazed uPVC window to side. Wall mounted combi boiler.

**BASEMENT**

Providing an excellent sized storage area, accessed via hatch in Bedroom One.

**GARDEN ROOM**

23' 1" x 6' 0" (7.05m x 1.85m)

Composite decking. Door leading to side entrance and garage. Power and lighting.

**DOUBLE GARAGE**

22' 4" x 16' 6" (6.81m x 5.04m)

Large double garage with ample storage space plus up and over door. Power and lighting.

**TENURE**

MGY have been advised that the property is sold with a share of the freehold.

**KITCHEN**

14' 0" x 11' 10" (4.28m x 3.63 m)

uPVC front door leading to kitchen. Range of wall, base and drawer units with worktops over across three walls, incorporating 1.5 sink and drainer with mixer tap over and six ring gas hob with integrated oven beneath and extractor hood over. Tiled flooring and part tiled walls. Space for appliances such as fridge/freezer and washing machine. Double glazed uPVC window to side aspect. Pendant lighting. Door to large under stairs storage cupboard.

**LOUNGE**

13' 6" x 11' 1" (4.13m x 3.38m)

Excellent living space. Alcoves. Laminate wood effect flooring. Pendant lighting. Radiator. TV point. Doors to all rooms.

**BEDROOM ONE**

13' 7" x 8' 9" (4.16m x 2.68m)

Double bedroom. Laminate wood effect flooring. Double glazed uPVC window to front aspect with fitted blinds. Radiator. Pendant lighting.

**BEDROOM TWO**

13' 7" x 7' 1" (4.16m x 2.18m)

Double bedroom. Laminate wood effect flooring. Double glazed uPVC windows to front and side aspects with fitted blinds. Radiator. Pendant lighting.

**BATHROOM**

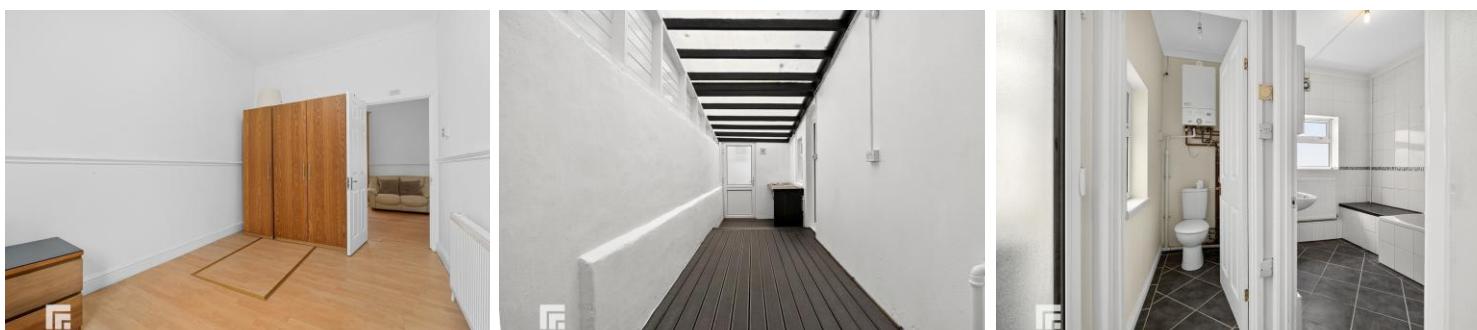
8' 11" x 6' 11" (2.74m x 2.11m)

Three piece bathroom suite comprising panelled bath with mixer tap over and separate mains shower fixture, pedestal wash hand basin with wall mounted mirror over, and WC. Fully tiled walls and flooring. Extractor fan. Radiator.



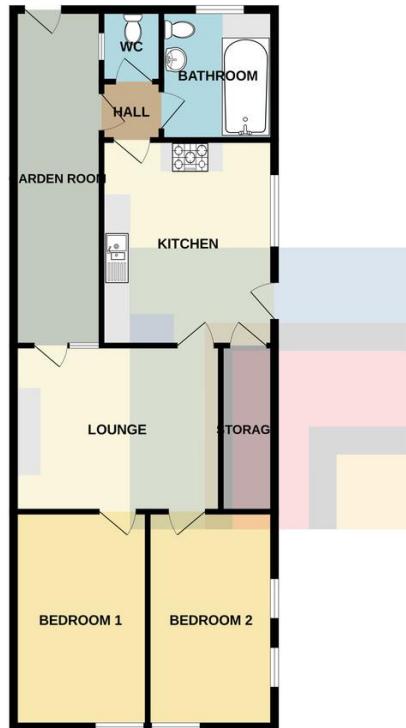
**M G Y . C O . U K**

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GROUND FLOOR



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 mis-statement. This plan is for identification purposes only and should be used as such by any prospective purchaser. The fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                             |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92+) | A                       |           |
| (81-91)  | B                       |           |
| (69-80)  | C                       |           |
| (55-68)  | D                       |           |
| (39-54)  | E                       |           |
| (21-38)  | F                       |           |
| (1-20)   | G                       |           |
| Not energy efficient - higher running costs          |                         |           |
| England & Wales                                      | EU Directive 2002/91/EC |           |

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