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MR HOMES
SALES & LETTINGS



Aldsworth Road,
Canton,
Cardiff CF5 1AB

Guide Price £239,950 to £249,950
Freehold

Aldsworth Road Canton, Cardiff, CF5 1AB

Overview

- NO CHAIN!!! 3-BED FAMILY HOME
- MOVE STRAIGHT IN
- JUBILEE COTTAGE (BUILT 1897)
- BAY FRONTED
- OPEN-PLAN LOUNGE & DINING ROOM
- MODERN KITCHEN
- RE-FITTED BATHROOM SUITE
- LARGE REAR GARDEN
- uPVC D/G & GAS C/H with COMBI-BOILER
- FREEHOLD



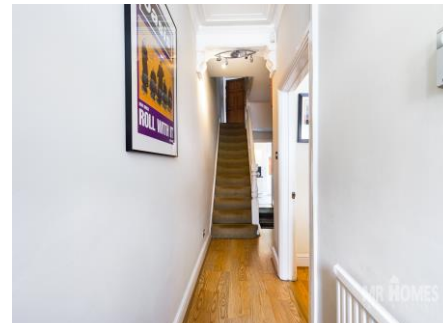
NO CHAIN!!! 3-BED FAMILY HOME -
MOVE STRAIGHT IN - OPEN-PLAN
LOUNGE & DINING ROOM - MODERN
KITCHEN - RE-FITTED BATHROOM SUITE -
LARGE REAR GARDEN - JUBILEE COTTAGE
(BUILT 1897) - uPVC D/G WINDOWS &
GAS C/H with BAXI COMBI – FREEHOLD.

MR HOMES Offer **FOR SALE** this 3-Bedroom Terraced Family Home, comprising in brief; Entrance Hallway, Lounge with Bay Window, Open-Plan to the Dining Room, Spacious Kitchen, 1st Floor Split-Level Landing, Bedrooms 1, 2, 3 & a Re-Fitted & Modern Family Bathroom Suite. The Front Terrace is Enclosed. The Large Rear Garden is also Enclosed & Low-Maintenance. uPVC Double Glazing Windows & Gas Central Heating powered by a BAXI Duo-Tec 33 ErP Combi-Boiler.

EPC Rating = Awaiting Assessment...
Council Tax Band = D.

SCHOOL CATCHMENTS:
LANSDOWNE PRIMARY SCHOOL,
FITZALAN HIGH SCHOOL,
YSGOL GYMRAEG TREGANNA,
YSGOL GYFUN GYMRAEG PLASMAWR.

WWW.MR-HOMES.CO.UK
FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...



Entrance Hallway

Enter via uPVC D/g Door, laminate flooring, original coving, wall cupboard housing RCD consumer unit.

Lounge - Open-Plan to Dining Room

14' 2" into Bay Window x 10' 8" (4.31m x 3.25m)

Laminate flooring, uPVC D/g bay window to front, double panel radiator, coving, base cupboard housing gas & electricity meters.

Dining Room

11' 3" x 8' 5" (3.43m x 2.56m)

Laminate flooring cont'd, single panel radiator, coving, half-glazed obscured door to rear garden.

Kitchen

11' 8" x 9' 3" (3.55m x 2.82m)

Vinyl flooring, matching wall & base units with work surfaces over & matching splash backs, stainless steel sink & drainer with mixer tap, uPVC D/g window to side, integral electric fan assisted oven, 4x ring gas hob with extractor hood over, wall mounted BAXI Duo-Tec 33 ErP combi-boiler. Half-glazed door to rear garden.

1st Floor Landing - Split-Level

Fitted carpet, hatch to insulated loft, Doors to; Bedrooms 1, 2, 3 & Bi-Folding door to Bathroom.

Bedroom 1

14' 2" x 11' 6" (4.31m x 3.50m)

Fitted carpet, 2x uPVC D/g windows to front, single panel radiator, coving, cast iron feature fireplace.

Bedroom 2

10' 11" x 8' 5" (3.32m x 2.56m)

Fitted carpet, uPVC D/g window to rear, single panel radiator, cast iron feature fireplace.

Bedroom 3

9' 4" x 7' 1" (2.84m x 2.16m)

Fitted carpet, uPVC D/g window to rear, single panel radiator, hatch to insulated loft.

Family Bathroom - Re-Fitted & Modern

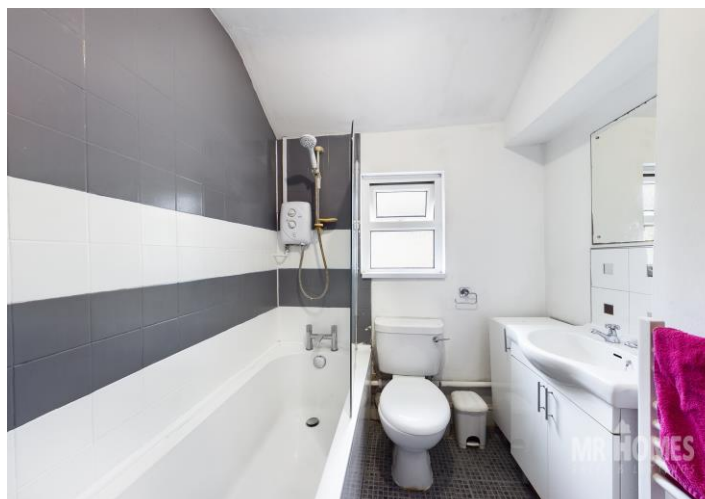
6' 2" x 5' 10" (1.88m x 1.78m)

Vinyl flooring, panel bath with mixer tap, electric shower over, glass shower screen, wash hand basin with vanity cupboard, close-coupled w.c, uPVC obscured D/g window to side, towel/ladder radiator.

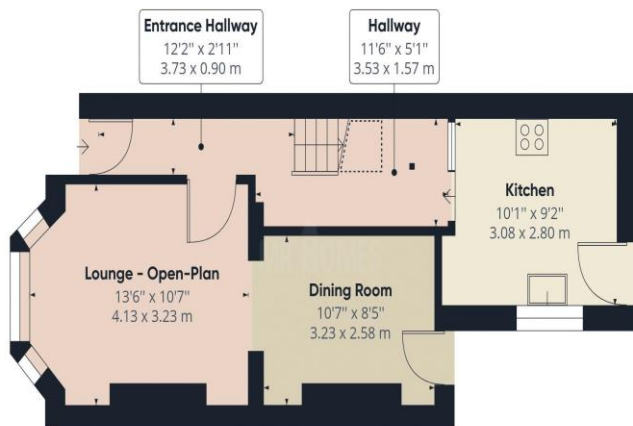
Front Terrace - Enclosed

Rear Garden - Enclosed

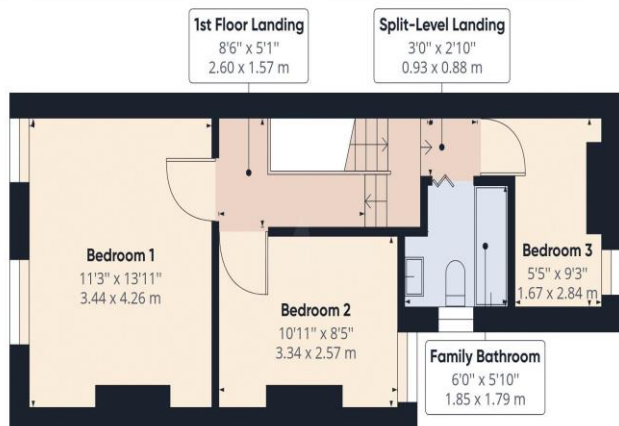
A Good Size Rear Garden - Decking/ Slate Chippings/ Astroturf/ Patio. Outside Power Points & Outside Tap.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Floor 1

Approximate total area⁽¹⁾

792.12 ft²
73.59 m²

Reduced headroom

10.13 ft²
0.94 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

CARDIFF WEST

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