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MR HOMES
SALES & LETTINGS



Cowbridge Road East,
Canton, Cardiff
CF5 1JG

Offers in the Region of £270,000 to £280,000
Freehold

Cowbridge Road East Canton, Cardiff, CF5 1JG

Overview

- NO CHAIN!!! 2 BED HOUSE (PREVIOUSLY 3-BEDROOMS)
- DOUBLE STOREY EXTENDED
- OPEN-PLAN LOUNGE & SITTING ROOM
- KITCHEN OPEN-PLAN TO EXTENDED DINING ROOM
- LARGE ATTIC
- CLOAKROOM/ DOWNSTAIRS W.C
- EXTENDED BEDROOM 2 = 18ft 6in x 8ft 3in
- BEDROOM 1 = 15ft 4in x 9ft 8in
- ENCLOSED FRONT & REAR GARDENS
- FREEHOLD



NO CHAIN!!! - DOUBLE STOREY EXTENDED 2x DOUBLE BEDROOM FAMILY HOME (PREVIOUSLY 3 BEDROOMS) - OPEN-PLAN LOUNGE to SITTING ROOM - CLOAKROOM/ DOWNSTAIRS W.C - KITCHEN OPEN-PLAN TO THE EXTENDED DINING ROOM - SPACIOUS BEDROOM 1 - EXTENDED BEDROOM 2 - LARGE BATHROOM(Previously Bedroom 3). LARGE ATTIC with VELUX D/G WINDOWS TO FRONT & REAR - ENCLOSED FRONT GARDEN & ENCLOSED SOUTH FACING REAR GARDENS - uPVC D/G WINDOWS & GAS C/H with NEW COMBI-BOILER-(2Yrs Approx.) FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this Well Presented 2-Bedroom Property, comprising in brief; Entrance Hallway, Cloakroom/ Downstairs W.c, Lounge with Bay Window Open-Plan to the Sitting Room, Kitchen Open-Plan to the Extended Dining Room, NB: The Kitchen previously had a disabled shower facility, plumbing still present but has been capped off). Staircase to the 1st Floor Landing, Bedrooms 1, Extended Bedroom 2 & a Spacious Bathroom (previously the 3rd Bedroom). Access to the Insulated & Boarded Attic with Velux D/g Windows, Power & Lighting via Attached Ladders from the 1st Floor Landing. The Front Garden is Enclosed by Medium Height Brick Walls, The South Facing Rear Garden is Enclosed & also Low-Maintenance. uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Worcester Greenstar 30Si Compact ErP Condensing Combi-Boiler.

EPC Rating = D. Council Tax Band = C.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hall - 8' 0" x 3' 7" (2.44m x 1.09m)

Lounge and Sitting Room - 24' 2" x 9' 1" (7.36m x 2.77m)

Hallway - 14' 6" x 2' 7" (4.42m x 0.79m)

Downstairs W.C - 4' 9" x 2' 4" (1.45m x 0.71m)

Kitchen - 11' 10" x 8' 3" (3.60m x 2.51m)

**Dining Room - 7' 1" x 8' 3" (2.16m x 2.51m)
EXTENDED**

Landing - 3' 8" x 5' 4" (1.12m x 1.62m)

Split Level Landing - 9' 0" x 5' 5" (2.74m x 1.65m)

Bedroom 1 - 9' 8" x 15' 4" (2.94m x 4.67m)

**Bedroom 2 - 18' 6" x 8' 3" (5.63m x 2.51m)
EXTENDED**

Bathroom - 11' 3" x 9' 4" (3.43m x 2.84m)

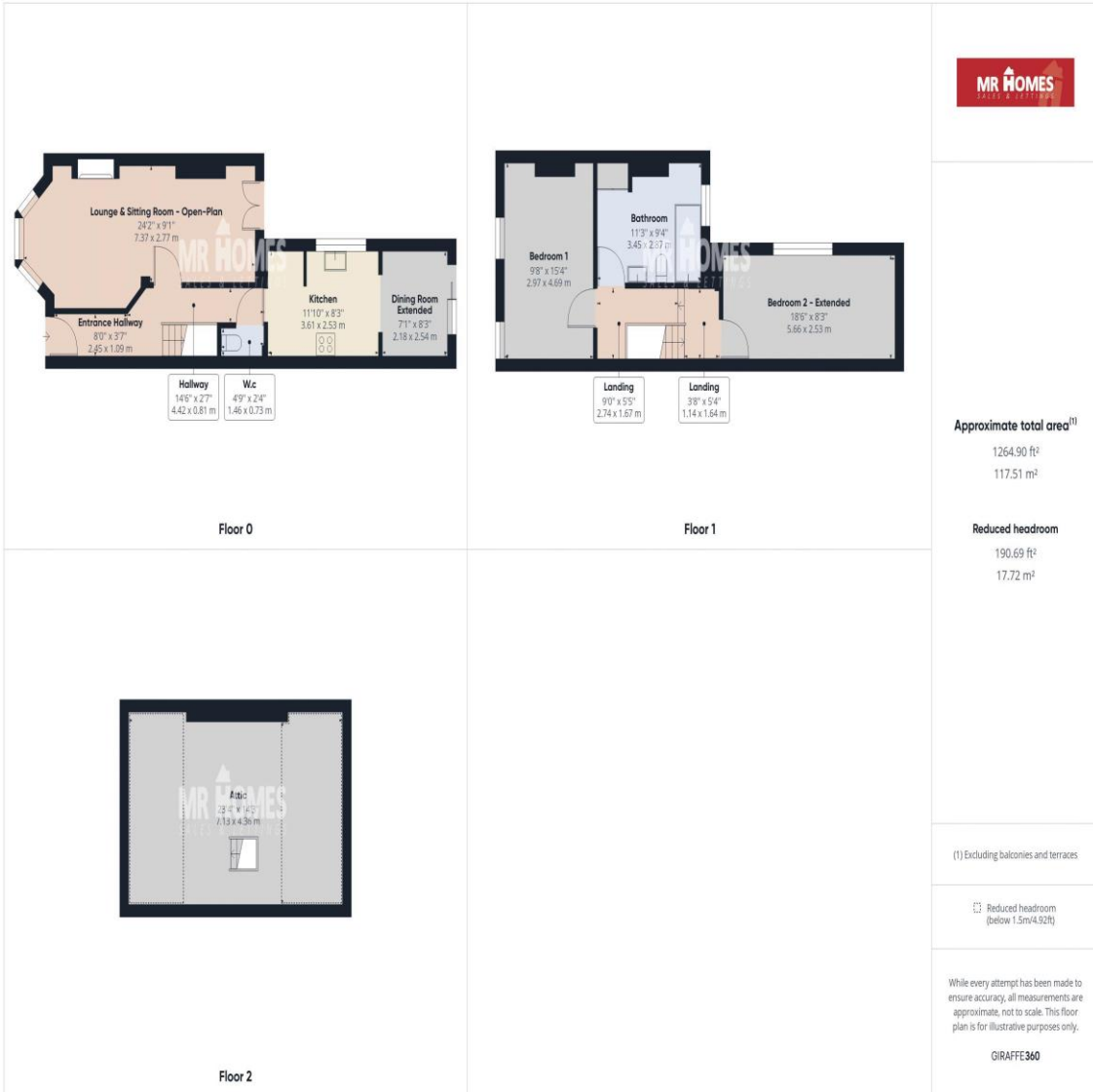
Attic Conversion - 23' 4" x 14' 3" (7.11m x 4.34m)

Front Garden - Enclosed & Low-Maintenance

Rear Garden - Enclosed & Low-Maintenance



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.



CARDIFF WEST

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