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MR HOMES
SALES & LETTINGS



Cowbridge Road East,
Canton, Cardiff
CF5 1JB

Offers in Excess of £315,000
Freehold

Cowbridge Road East Canton, Cardiff, CF5 1JB

Overview

- 4 BED END OF TERRACE BAY FRONTED FAMILY HOME
- ARRANGED OVER 3 FLOORS
- 2x RECEPTION ROOMS
- ATTIC BEDROOM with EN-SUITE
- CLOAKROOM/ DOWNSTAIRS W.C
- ENCLOSED FRONT GARDEN
- ELECTRIC ROLLER SHUTTER
- SOUTH-FACING REAR COURTYARD GARDEN
- uPVC D/G & GAS C/H with COMBI-BOILER
- FREEHOLD

4x BED END TERRACE BAY FRONTED SPACIOUS FAMILY HOME ARRANGED OVER 3 FLOORS - LOCATED IN THE VERY HEART OF CANTON - GROUND FLOOR: 2x RECEPTION ROOMS - CLOAKROOM/ DOWNSTAIRS W.C - KITCHEN - FIRST FLOOR: 3x BEDROOMS & A SPACIOUS BATHROOM - SECOND FLOOR: 4th BEDROOM & AN EN-SUITE BATHROOM - FREEHOLD.

MR HOMES Offer **FOR SALE** this 4-Bedroom Spacious Family Home in the Heart of Canton, the property comprises in brief; Entrance Hallway, Cloakroom/ Downstairs W.c, Lounge with Bay Window, Sitting/2nd Reception Room, Kitchen, Staircase to the 1st Floor Split-Level Landing, Bedrooms 1, 2, 3, Family Bathroom with Disabled Use, Staircase to the 2nd Floor Landing, Bedroom 4 & an En-Suite Bathroom. The Outside Front is Low-Maintenance with Brick-Paving and a Large Aluminium Storage Shed, Electric Roller Shutters which exit onto Penllyn Road & an Enclosed Rear Courtyard with Roof Covering and a Lockable Side Gate also exiting onto Penllyn Road. The Property further benefits from; uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Logic c35 kw Combi-Boiler.

EPC Rating = Awaiting Assessment...

Council Tax Band = E.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway - 22' 8" x 3' 10" (6.90m x 1.17m)

Living Room - 14' 7" into Bay Window x 13' 2" (4.44m x 4.01m)

Sitting Room - 12' 0" x 11' 7" (3.65m x 3.53m)

Cloakroom/ Downstairs W.c - 5' 2" x 2' 8" (1.57m x 0.81m)

Kitchen - 10' 5" x 8' 5" (3.17m x 2.56m)

1st Floor Landing - 7' 6" x 2' 10" minimum width (2.28m x 0.86m)

Bedroom 1 - 12' 0" x 11' 6" (3.65m x 3.50m)

Bedroom 2 - 12' 0" x 11' 10" (3.65m x 3.60m)

Bedroom 3 - 11' 11" x 5' 5" (3.63m x 1.65m)

Bathroom - 8' 7" x 6' 10" (2.61m x 2.08m)

2nd Floor Landing - 7' 11" x 5' 3" (2.41m x 1.60m)

Bedroom 4 - Attic Conversion - 18' 8" x 11' 0" (5.69m x 3.35m)

NB: Head Height Restricted to Sides Due to Sloping Roof.

En-Suite - 10' 6" x 5' 6" (3.20m x 1.68m)

Outside Front -

Large Front Garden - Enclosed & Low-Maintenance - Remote Roller Shutter Door to Side.

SOUTH-FACING - Rear Courtyard Garden -

Low-Maintenance with Roof Covering & a Lockable Side Gate to Penllyn Road.



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 OFFICE

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