

REDUCED

Guide Price £360,000 to £375,000 Freehold



Lansdowne Road, Cardiff, South Glamorgan. CF5 1JR

- NO CHAIN
- A VERY WELL PRESENTED & EXTENDED 3-BED SEMI-DETACHED FAMILY HOME
- DOUBLE BAY FRONTED
- SPACIOUS LIVING ROOM & AN EXTENDED SITTING/DINING ROOM
- EXTENDED KITCHEN
- SUN/GARDEN ROOM with W.C
- DOWNSTAIRS W.C & UPSTAIRS MODERN SHOWER ROOM
- ENCLOSED FRONT TERRACE with SIDE GATE ACCESS TO THE SOUTH-WEST FACING REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H WITH COMBI-BOILER
- TENURE: FREEHOLD.
- EXCELLENT TRANSPORT LINKS
- CLOSE TO CANTONS SHOPS, BARS & RESTAURANTS
- CLOSE TO CARDIFF CITY CENTRE
- CLOSE TO VICTORIA PARK



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PROPERTY DESCRIPTION

* NO CHAIN * GUIDE PRICE £360,000 to £375,000 * Discover this Very Well Presented and Extended 3-Bedroom Semi-Detached Family Home in the Heart of Canton, Offered with No Ongoing Chain. Boasting spacious Modern Living with Two Reception Rooms, including a Double Bay Fronted Living Room and an Extended Sitting/Dining Room, this Property Perfectly Blends Style and Functionality. Enjoy the Bright Sun/Garden Room Complete with a Convenient W.c, Leading Out to a South-West Facing Rear Garden, Ideal for Relaxing and Entertaining. The Enclosed Front Terrace with Lockable Side Gate Provides Secure Access, The Extended Fitted Kitchen also Accesses the Sun/Garden Room. Also to the Ground Floor is a 2nd Cloakroom/Downstairs W.c. This Property is Situated Close to Victoria Park, Canton's Shops, Bars, and Restaurants, and Benefiting from Excellent Transport Links to Cardiff City Centre. Victoria Park is a 5 minute stroll away. This Freehold Home Offers The Perfect Combination of Convenience and Comfort. Additional Features Include uPVC Double Glazing and Gas Central Heating with a Combi-Boiler, Making this an Ideal Family Home in a Sought-After Location. EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MOTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

External Open Porch with Welcome Sensor Lamp Light

Entrance Hallway

14' 1" x 5' 5" (4.29m x 1.65m)

Living Room with Bay Window

11' 9" x 11' 7" (3.58m x 3.53m)

Sitting/ 2nd Reception Room (EXTENDED)

17' 9" x 10' 11" (5.41m x 3.33m)

Fitted Kitchen (EXTENDED)

14' 9" x 6' 4" (4.50m x 1.93m)

Sun/Garden Room includes a Door to an Internal W.c

15' 9" x 8' 8" (4.80m x 2.64m)

Staircase to First Floor Landing

9' 6" x 3' 6" (2.90m x 1.07m) Hatch
to Loft via Attached Ladders.

Bedroom 1 with Bay Window

13' 3" x 9' 2" to front of fitted
wardrobes (4.04m x 2.79m to front
of fitted wardrobes)

Bedroom 2

11' 11" x 8' 11" to front of fitted
wardrobes (3.63m x 2.72m to front
of fitted wardrobes)

Bedroom 3

7' 9" x 6' 2" (2.36m x 1.88m)

Modern Shower Room

6' 2" x 6' 1" (1.88m x 1.85m)

Front Terrace - Enclosed

Paved Flooring with Tile Pathway
to the Front Door, Enclosed by
Low-Level Brick Walls and Brick
Pillars with Wrought Iron Fencing.
Lockable Side Gate accesses the
Rear Garden via the Side of the
Property.

SOUTH-WEST Facing Rear Garden - Enclosed



Council Tax: Band E

N/A

Parking Types: On Street.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (74)

Has the property been flooded in last 5 years? No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

Local Authority - Cardiff - Council Tax - Band: E - Annual Price: £2,461

Conservation Area - No

Flood Risk - River : Medium - Seas : Low

Mobile coverage - EE - Vodafone - Three - O2

Broadband - Basic - 16 Mbps - Superfast - 49 Mbps - Ultrafast - 1800 Mbps

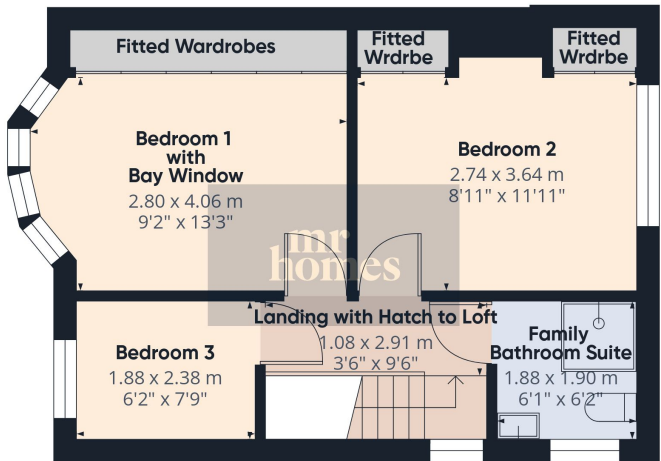
Satellite / Fibre TV Availability - BT - Sky - Virgin



FLOORPLAN & EPC



Ground Floor



1st Floor

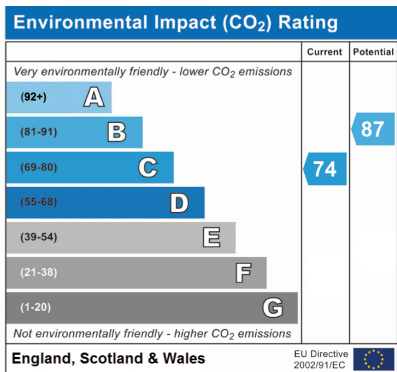
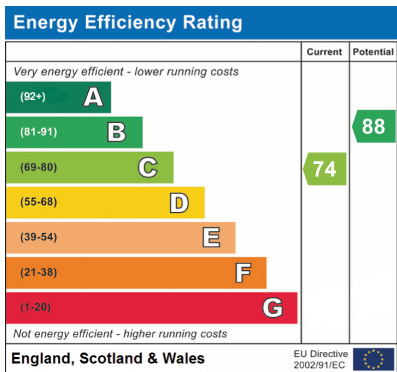


Approximate total area^m
95.7 m²
1032 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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