

FOR SALE

Guide Price £220,000 to £230,000 Freehold



Aldsworth Road, Canton, Cardiff. CF5 1AA

- * NO CHAIN *
- * Guide Price £220,000 to £230,000 *
- 3-BED TERRACED FAMILY HOME
- SOUGHT AFTER LOCATION IN CANTON
- OPEN-PLAN LIVING & DINING ROOM
- SPACIOUS KITCHEN
- GROUND FLOOR SHOWER ROOM (SPACIOUS)
- 3x DOUBLE BEDROOMS
- ENCLOSED FRONT TERRACE
- ENCLOSED REAR GARDEN
- TENURE: FREEHOLD.
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS
- uPVC D/G WINDOWS & GAS C/H with VAILLANT COMBI-BOILER



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PROPERTY DESCRIPTION

*** NO CHAIN *** Guide Price £220,000 to £230,000 – A Fantastic Opportunity to Purchase a Spacious 3-Bedroom Terraced Family Home in the Highly Sought-After Area of Canton. You will need to Put Your Own Stamp On This Property. This Freehold Property boasts an open-plan living and dining room, perfect for modern family life, alongside a generous size kitchen ideal for meal preparation and entertaining. Enjoy the convenience of a ground-floor shower room and three double bedrooms upstairs, offering ample space for a growing family. The property benefits from uPVC double glazing and gas central heating with a reliable Vaillant combi-boiler, ensuring comfort throughout the year. Outside, there is an enclosed front terrace and a private rear garden, creating a safe and pleasant outdoor space to relax or for children to play. Ideally located close to schools, shops, local amenities, and parks, this home offers excellent transport links, making commuting and day-to-day living effortless. With no chain involved, this property is available to purchase now and truly represents a perfect chance for family living in a vibrant community setting. EARLY VIEWING ADVISED - FREE MORTGAGE ADVICE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hallway

12' 5" x 2' 11" (3.78m x 0.89m)

Living Room with Bay Window

13' 4" x 10' 5" (4.06m x 3.17m)

Dining Room

10' 8" x 14' 0" (3.25m x 4.27m)

Kitchen

10' 6" x 8' 11" (3.20m x 2.72m)

Rear Lobby

2' 8" x 3' 4" (0.81m x 1.02m)

Utility Cupboard

2' 9" x 3' 3" (0.84m x 0.99m)

Family Bathroom

11' 6" x 7' 5" (3.51m x 2.26m)

Landing

2' 8" x 5' 1" (0.81m x 1.55m)

Bedroom 1

11' 1" x 14' 0" (3.38m x 4.27m)

Bedroom 2

10' 10" x 8' 7" (3.30m x 2.62m)

Bedroom 3

10' 0" x 9' 1" (3.05m x 2.77m)

Enclosed Front Terrace

Enclosed Rear Garden



MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate £2,013.00

Parking Types: Permit. Residents.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

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

Conservation Area - No

Flood Risk - River : Very low - Seas : Very low

Mobile coverage - EE - Vodafone - Three - O2

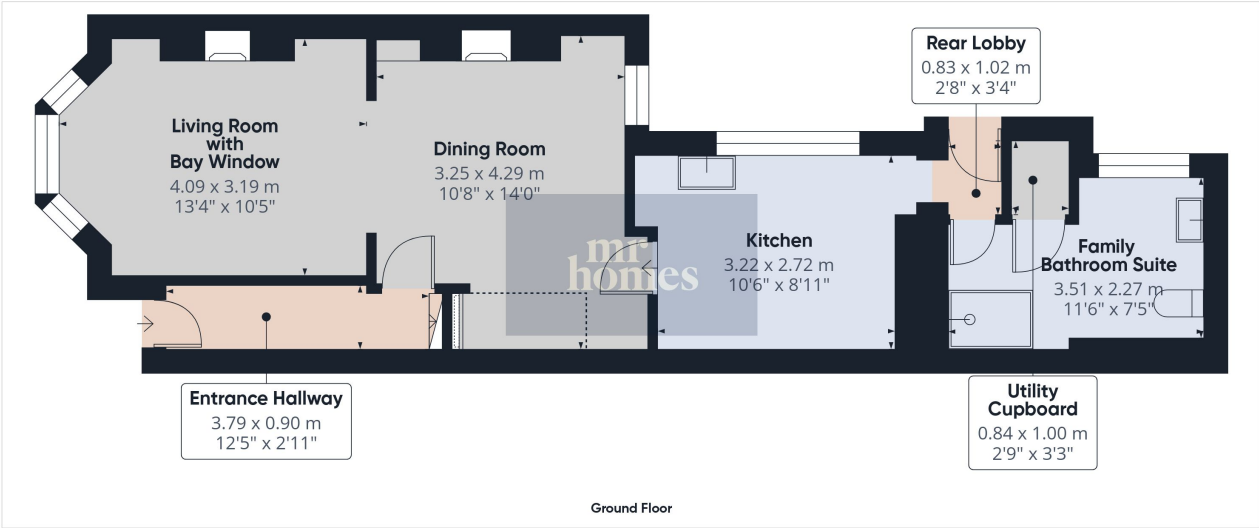
Broadband - Basic - 17 Mbps - Superfast - 267 Mbps - Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

BT - Sky - Virgin

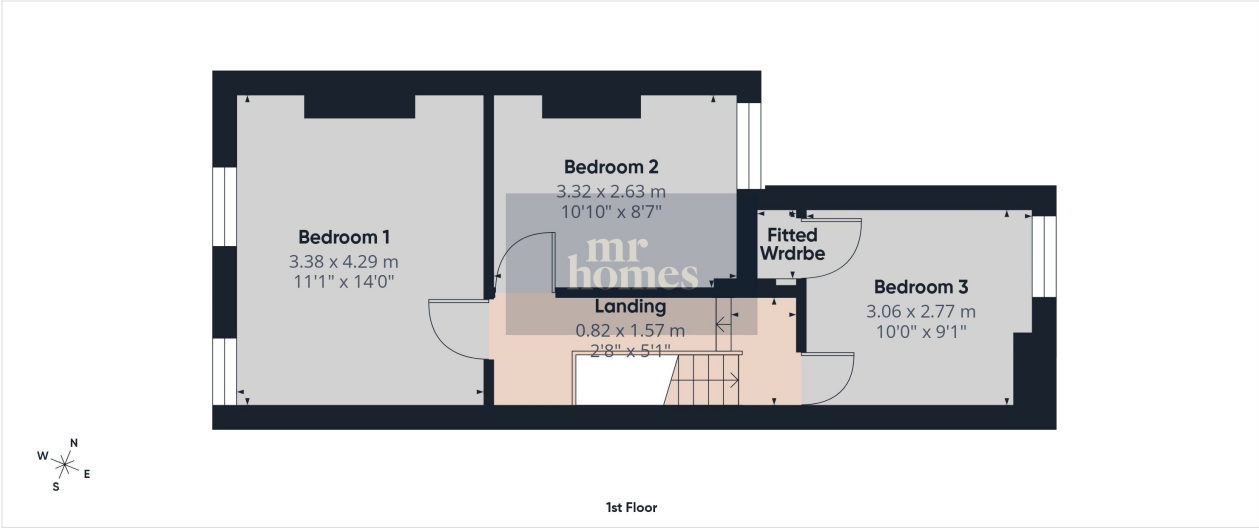


FLOORPLAN



Approximate total area^m
83.3 m²
897 ft²

Reduced headroom
1.5 m²
16 ft²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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