

FOR SALE

Offers in the Region of £185,000 Leasehold



Beda Road, Canton, Cardiff. CF5 1LY

- FIRST FLOOR FLAT
- PERIOD BAY FRONTED
- LARGE ENSUITE BEDROOM
- GUEST WC
- MODERN FITTED KITCHEN
- LONG LEASE 999 YEARS FROM 01/01/24
- ATTENTION FIRST-TIME BUYERS
- ATTENTION INVESTORS/LANDLORDS
- CENTRAL CANTON LOCATION
- CONVENIENT FOR VICTORIA & THOMPSON'S PARKS



Mr Homes Estate Agents
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555
info@mr-homes.co.uk



PROPERTY DESCRIPTION

Delightfully positioned on the first floor of a charming period building, this one-bedroom flat offers a perfect blend of character and contemporary living, making it an ideal choice for first-time buyers and investors alike. Featuring a large ensuite bedroom, a modern fitted kitchen, a spacious reception room, and a convenient guest WC, this property is ready to welcome its new owners. Boasting a long lease of 999 years from 01/01/24, the flat presents an excellent opportunity to reside or invest in the heart of Canton, one of Cardiff's most sought-after neighbourhoods.

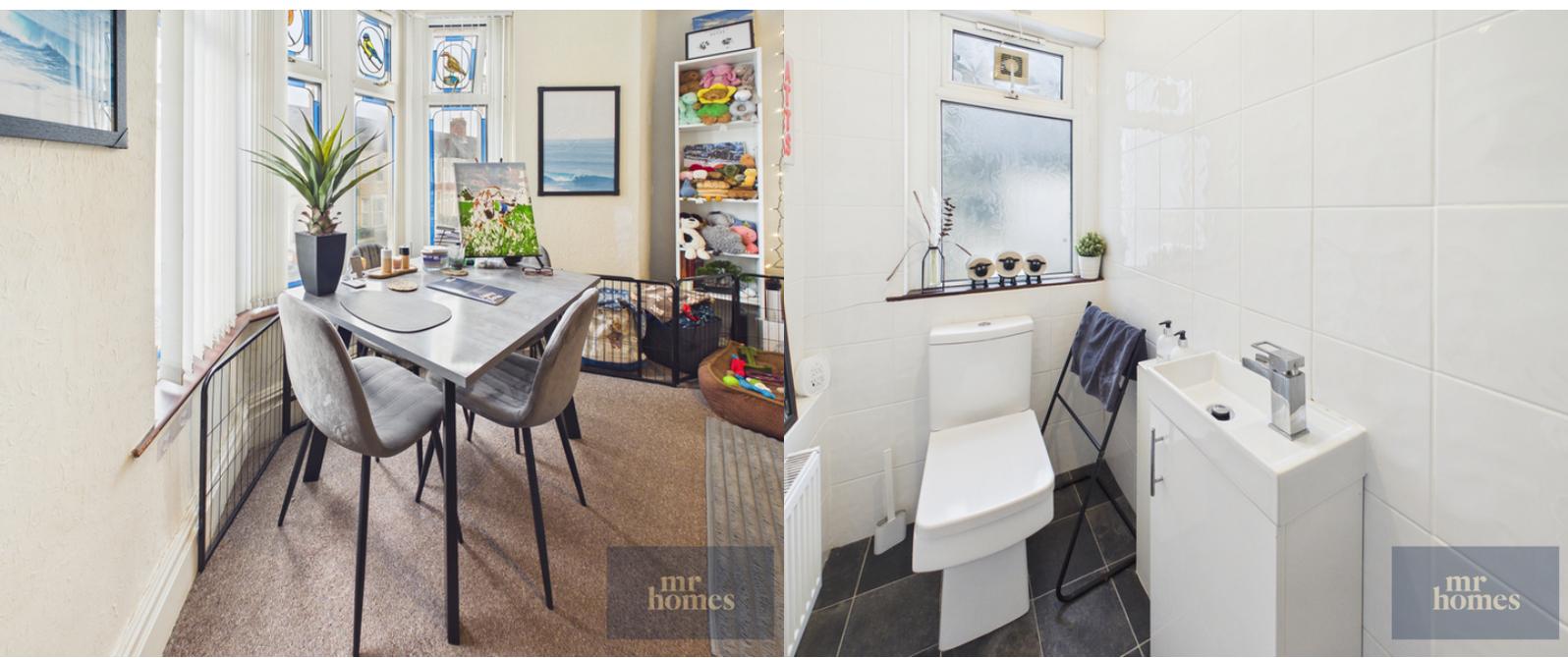
Situated in a vibrant and central Canton location, the property benefits from close proximity to the beautiful Victoria and Thompson's Parks, perfect for leisurely walks, picnics, and outdoor activities. Canton is renowned for its eclectic mix of cafes, shops, and independent eateries, offering an excellent lifestyle choice with everything on your doorstep. Excellent transport links provide easy access to Cardiff city centre, making this a superb base for commuters and city dwellers.

Upon entering the flat, you are greeted by a welcoming hallway that leads directly to the spacious reception room. This bay-fronted room retains its period charm while offering plenty of natural light, creating a warm and inviting atmosphere to relax or entertain guests. The decor is neutral providing a blank canvas for personal touches.

The modern fitted kitchen is equipped with some integrated appliances that cater brilliantly to everyday cooking needs. Adjacent to the kitchen, the guest WC adds an extra layer of practicality for residents and visitors alike.

The highlight of this apartment is certainly the generous ensuite bedroom, which offers ample space for a large bed and additional furniture. The dual aspect windows with their respective south and west facing aspects flood the room with natural light, enhancing its bright and airy feel. The ensuite bathroom is well-appointed with modern fixtures and a clean design, providing a private sanctuary to unwind after a busy day.

With its blend of period features and contemporary updates, combined with the unbeatable location near parks, amenities, and excellent transport links, this first-floor flat presents a fantastic opportunity for those looking to step onto the property ladder or expand their investment portfolio. Don't miss your chance to own a slice of Canton's desirable residential market with the reassurance of a long lease.



ROOM DESCRIPTIONS

Entrance Hallway

2' 8" x 3' 9" (0.81m x 1.14m) Accessed via timber front door with Georgian wired obscured glazed panels and glazed transom over with stained glass stating 'West End 16'; carpeted; electricity meter and RCD Consumer Unit; carpeted stairs rise to First Floor

First Floor Landing

6' 5" MAX x 11' 0" MAX (1.96m x 3.35m) Carpeted; radiator; storage cupboard; uPVC picture window with stained glass bird design to side

Living Room

15' 3" x 14' 0" INTO BAY (4.65m x 4.27m) Carpeted; radiator; uPVC stained DG bay window to front

Kitchen

11' 0" x 11' 4" (3.35m x 3.45m) Vinyl flooring; radiator; modern fitted kitchen with matching wall and base units with work tops over with tiled splash backs; stainless steel sink with draining board and mixer tap; integrated Lamona 4-ring electric hob with extractor hood over; integrated Lamona electric fan-assisted oven; space and plumbing for washing machine; space for tumble dryer; space for free-standing fridge-freezer; uPVC DG window to side

Guest WC

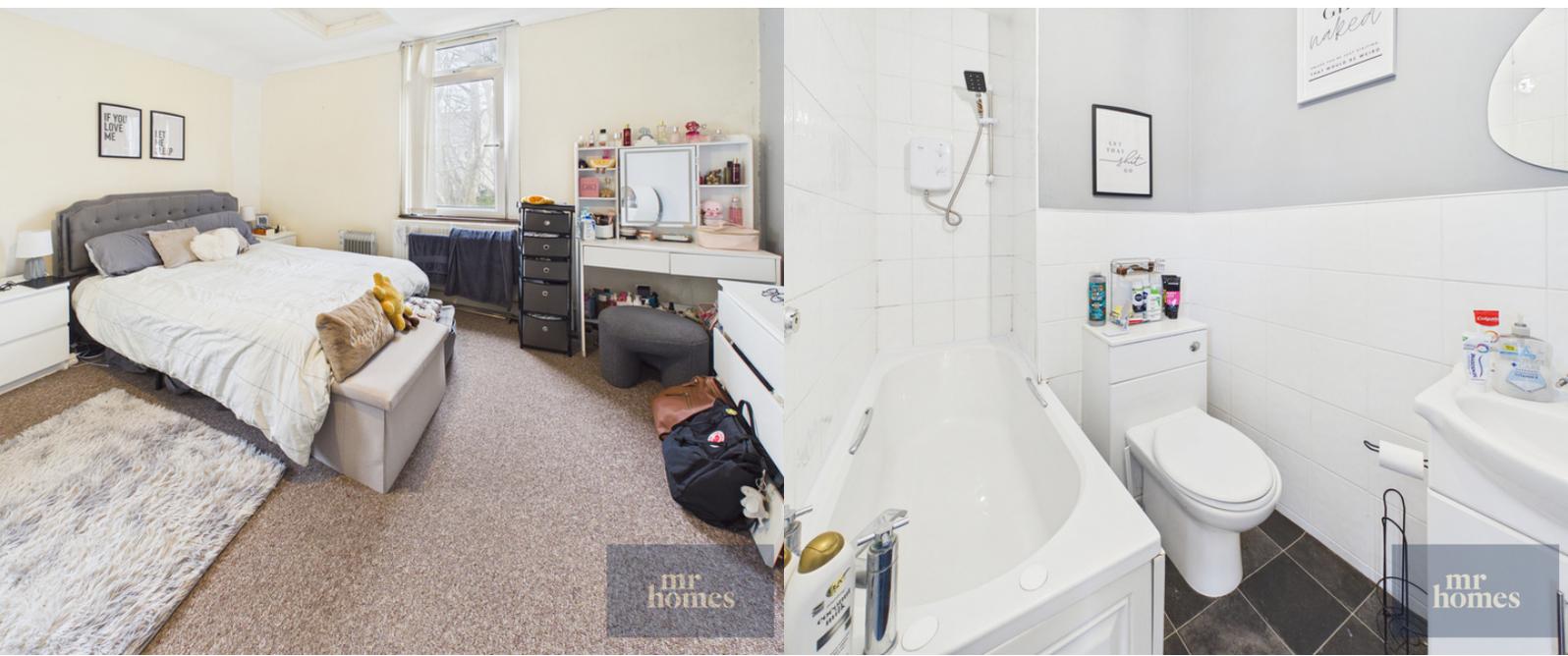
5' 2" x 3' 8" (1.57m x 1.12m) Vinyl flooring; fully tiled walls; radiator; WC; sink with mixer tap; uPVC obscured DG window to side

Bedroom

14' 0" x 15' 5" (4.27m x 4.70m) Carpeted; radiator; access hatch to loft; 2 x uPVC DG windows, one to rear, one to side; access to Ensuite bathroom

Ensuite

7' 0" x 5' 0" (2.13m x 1.52m) Vinyl flooring; partially tiled walls; radiator; gas central heating combi boiler: BAXI Duo-tec; vanity unit housing sink with mixer tap; WC; panelled bath with mixer tap and Triton Enrich electric shower; extractor fan



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Permit.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (63)

Has the property been flooded in last 5 years? No

Flooding Sources:

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

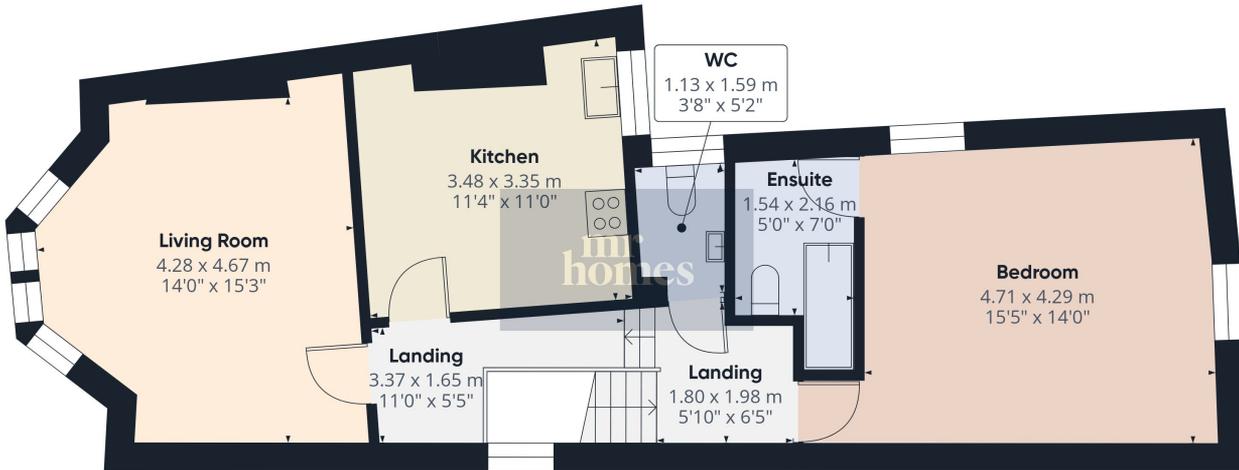
Please see Ofcom coverage checkers

Construction Type

Standard Construction



FLOORPLAN & EPC



Approximate total area^m
62.3 m²
671 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.

GIRAFFE360



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Mr Homes Cardiff
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD
02920 204555
info@mr-homes.co.uk