



7 Anglesey Street, Canton Cardiff. CF5 1QZ

- NEW LISTING
- HEART OF CANTON
- 2 DOUBLE BEDROOMS
- LOUNGE/DINING ROOM
- LARGE REAR GARDEN
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

New to the sales market is this immaculately presented two bed mid terrace house in the heart of Canton, close to all local amenities and within easy walking distance to the City Centre. The property briefly comprises of entrance hallway, large lounge/dining area and modern fitted kitchen to the ground floor, two double bedrooms and bathroom to the first floor. The property also benefits from gas central heating, double glazed windows and an extremely well established rear garden. The property will be sold with vacant possession , with no chain . Viewing is highly recommended to fully appreciate the property.



ROOM DESCRIPTIONS

Ground floor

LIVING/DINING AREA

3.29m x 6.45m (10' 10" x 21' 2") Accessed via door off entrance hallway , a large room , with excellent natural light , with many Victorian features, including 2 decorative fireplaces and built in storage cupboards. Window to front and rear, radiators to wall and carpet to floor. Book shelves , dining table and curtains to remain.

KITCHEN

2.32m x 5.46m (7' 7" x 17' 11") Large fitted kitchen with a range of wall and base units, housing a Belfast style sink and wooden work top .Washing machine, dishwasher fridge/freezer and electric oven, gas hob cooker, all to remain .Also offers a larder/storage space under the stairs . Windows to the rear and the side of the property give a great amount of natural light to the room .Slate flooring in place.

First floor

BATHROOM

Accessed straight off the landing areas , via a stripped wooden door. White bathroom suite with shower over bath. Wood paneling to walls, UPVC window facing the rear of the property rear and newly fitted vinyl flooring in place. Boiler also housed in bathroom .

MAIN BEDROOM

4.29m x 3.27m (14' 1" x 10' 9") A lovely light airy double room , to the front of the property, with two windows to the front, radiator to the wall, fitted wardrobes, and a feature fireplace . Carpet to floor

SECOND BEDROOM

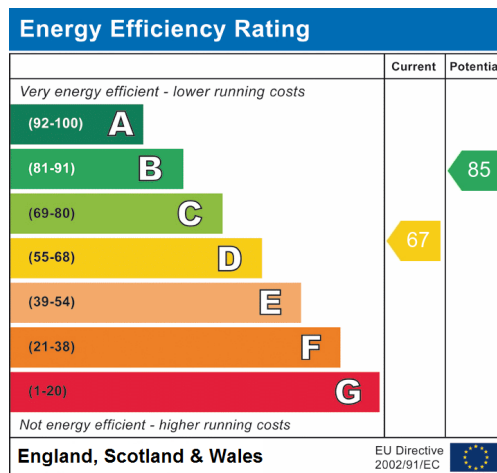
2.72m x 3.25m (8' 11" x 10' 8") A good size second double bedroom with rear facing window, radiator to wall and feature fireplace . Carpet to floor. Wardrobe to remain .

Exterior

Garden

A very well appointed ,well established and landscaped rear garden. South facing with patio area near to house, with a pathway to separate seating area and mature flower beds . Shed in position to the end of the garden space.





South Wales
 198, Cowbridge Road East, Cardiff, CF5 1GX
 02920 990088
 tara@squarefootagents.co.uk