

**SOLD STC**

£340,000 to £350,000 £340,000 Freehold



## Beda Road, Canton, Cardiff. CF5 1LX

- 4-BED SPACIOUS FAMILY HOME
- MODERNISED THROUGHOUT
- TRADITIONAL 'VICTORIAN STYLE' DOUBLE-BAY FRONTED
- 3x RECEPTION ROOMS
- REAR LOBBY/ DOWNSTAIRS SHOWER ROOM & W.C
- FIRST FLOOR FAMILY BATHROOM
- FRONT TERRACE & ENCLOSED SIDE & REAR GARDEN
- SOUGHT AFTER LOCATION
- uPVC D/G WINDOWS & GAS C/H with COMB-BOILER
- TENURE: FREEHOLD





## PROPERTY DESCRIPTION

\*\*\* GUIDE PRICE: £340,000 to £350,000 \*\*\* AN ATTRACTIVE & TRADITIONAL 'VICTORIAN STYLE' 4-BED SPACIOUS FAMILY HOME - DOUBLE BAY FRONTED - MODERNISED THROUGHOUT - CONVENIENTLY POSITIONED WITHIN THE SUBURBS OF CANTON - SOUGHT-AFTER LOCATION - 3x SEPARATE RECEPTION ROOMS - GROUND FLOOR SHOWER ROOM & W.C - FIRST FLOOR FAMILY BATHROOM SUITE - ATTRACTIVE FRONT TERRACE - ENCLOSED SIDE & REAR GARDEN - TENURE: FREEHOLD. EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/bedaroad29ap/>

EPC Rating = C.

Council Tax Band = E.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)





# ROOM DESCRIPTIONS

## Property Description

MR HOMES are pleased to Offer FOR SALE this Very Spacious 4-Bedroom Family Home, comprising in brief; Ground Floor; Internal Porch Entrance, Hallway with Tiled Floors, Living Room with Bay Window & a Coal Effect Gas Feature Fireplace, 2nd Middle Reception Room, 3rd Reception/Dining Room, Kitchen, Rear Lobby, Cloakroom/Downstairs W.c, Shower Room, First Floor; Staircase to the First Floor Split-Level Landing, Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4 & a Family Bathroom Suite. To the Front is an Attractive Front Terrace. The Good Size, Side & Rear Garden are Low-Maintenance & Enclosed. uPVC Double Glazing Windows Throughout & Gas Central Heating Powered by a Worcester Boiler In Wall Cupboard (Fitted 18 Months Approx.) Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.\*\*\* Prime Location \*\*\* The property offers easy access to a number of local amenities, schools, parks and excellent transport links.

To submit your offer, please visit: [Make an Offer \(mr-homes.co.uk\)](http://Make an Offer (mr-homes.co.uk)) or call the Branch and speak to a member of the Sales Team

## Internal Porch

Tiled Floor,  
Entered Via uPVC Obscure D/g Door With Obscure D/g Window Above With Inset House Number,  
Wall Mounted Lamp Light,  
Door Into Entrance Hallway.

## Entrance Hallway

Tiled Flooring,  
Double Panel Radiator,  
Original Cornicing And Coving To Ceiling,  
Picture Rail,  
Doors To Living Room, Sitting Room And Dining Room,  
Staircase To First Floor Split-Level Landing,  
Wall Mounted Cupboard Housing Electric Meter.

## Living Room

Tiled Flooring,  
uPVC D/g Bay Window To Front,  
Single Panel Radiator,  
Original Coving And Picture Rail,  
Living Flame Coal-Effect Gas Fire Set On A Marble Hearth And Grate With A Mantelpiece Surround.

## Sitting Room (Middle Room)

Stripped Floorboards,  
Single Panel Radiator,  
uPVC D/g Window To Rear,  
Original Coving And Picture Rail,  
Fitted Cupboard To One Of The Recesses.

## Dining Room

Tiled Flooring,  
Double Panel Radiator,  
uPVC D/g Window To Side,  
Coving To Ceiling,  
Fitted Cupboard To One Recess.  
Understair Storage Cupboard,  
Door to Kitchen.

## Kitchen

Tiled Flooring,  
Matching Wall And Base Units With White Hi-Gloss Doors,  
Work Surfaces Over,  
Tiled Splashbacks,  
4 Ring Gas Hob,  
Electric Oven With Extractor Hood Over,  
Plumbed For Washing Machine,  
Wall Mounted Black Ladder/Towel Radiator,  
Space For Tall Fridge/Freezer,  
uPVC D/g Window To Side,  
Stainless Steel Sink And Drainer With Mixer Tap Over,  
Worcester Boiler In Wall Cupboard (Fitted 18 Months Approx.),  
Wall Mounted Electric Extractor Fan,  
uPVC Obscure D/g Door To Rear Garden.

## Rear Lobby

Tiled Flooring,  
uPVC Window To Rear,  
uPVC Door To Rear Garden,  
Door To Shower Room,  
Door To Separate W.c.

## W.c.

Tiled Flooring Continued,  
Close Coupled W.c.,  
White Ladder/Towel Radiator,  
Fully Tiled Walls.

## Shower Room

Tiled Flooring Continued,  
Shower Cubicle With Mixer Shower,  
Pedestal Wash Hand Basin With Mixer Tap,  
Chrome Ladder/Towel Radiator,  
Fully Tiled Walls Around The Shower, Rest Of The Walls Are Tiled To Half-Height,  
Wall Mounted Electric Extractor Fan,  
uPVC Obscure D/g Window To Rear.

## Staircase/1st Floor Split-Level Landing

Stripped Floorboards With Carpet Patches On Staircase,  
Doors To Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4 And Family Bathroom,  
Hatch To Insulated Loft,  
Fitted Cupboard.

## Bedroom 1

Laminate Flooring,  
uPVC D/g Bay Window To Front,  
uPVC D/g Window To Front,  
Double Panel Radiator,  
Original Coving To Ceiling,  
Original Picture Rail.

## Bedroom 2

Stripped Floorboards,  
uPVC D/g Window To Rear,  
Double Panel Radiator,  
Coving To Ceiling,  
Original Picture Rail.

## Bedroom 3

Laminate Flooring,  
uPVC D/g Window To Rear,  
Single Panel Radiator,  
Hatch To Loft.

## Bedroom 4

Stripped Floorboards,  
uPVC D/g Window To Side  
Single Panel Radiator,  
Hatch To Loft.

## Family Bathroom

Stripped Floorboards,  
Panel Bath With Hot And Cold Taps Over,  
Wash Hand Basin With Mixer Tap Set In Vanity Cupboard,  
Close Coupled W.c.,  
Fully Tiled Walls,  
Chrome Ladder/Towel Radiator,  
Wall Mounted Electric Extractor Fan,  
uPVC Obscure D/g Window To Side.

## Enclosed Front Terrace Garden

## Enclosed Rear/Side Garden

Low Maintenance,  
East Facing,  
Mainly Patio.



## MATERIAL INFORMATION

**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:** Level access.

**EPC Rating:** D (64)

**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

4G excellent data and voice, 5G great

### Construction Type

Floor: Suspended, no insulation (assumed)

Roof: Pitched, 75 mm loft insulation

Walls: Sandstone or limestone, as built, no insulation (assumed)

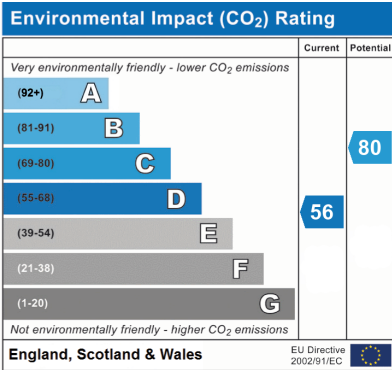
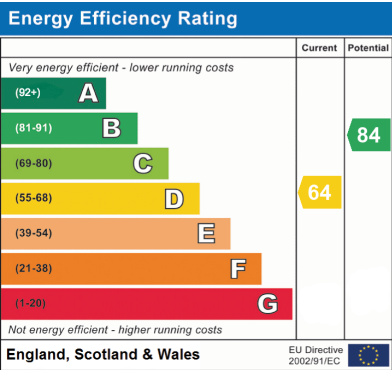
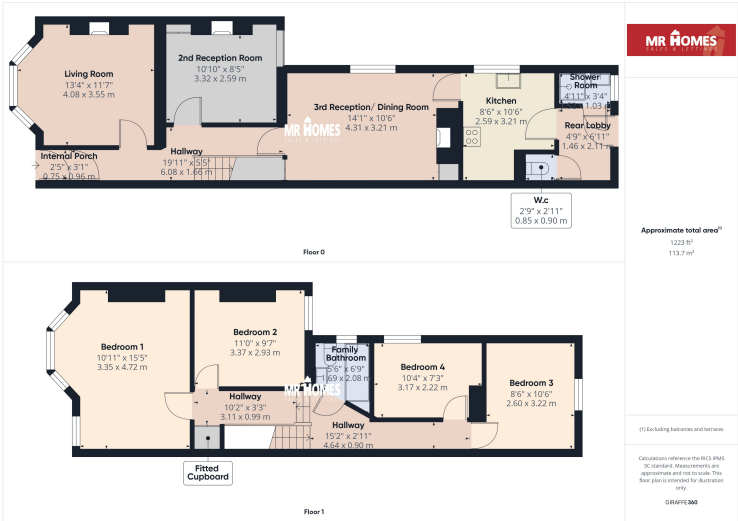
Windows: Fully double glazed

Lighting: Low energy lighting in all fixed outlets





FLOORPLAN & EPC



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