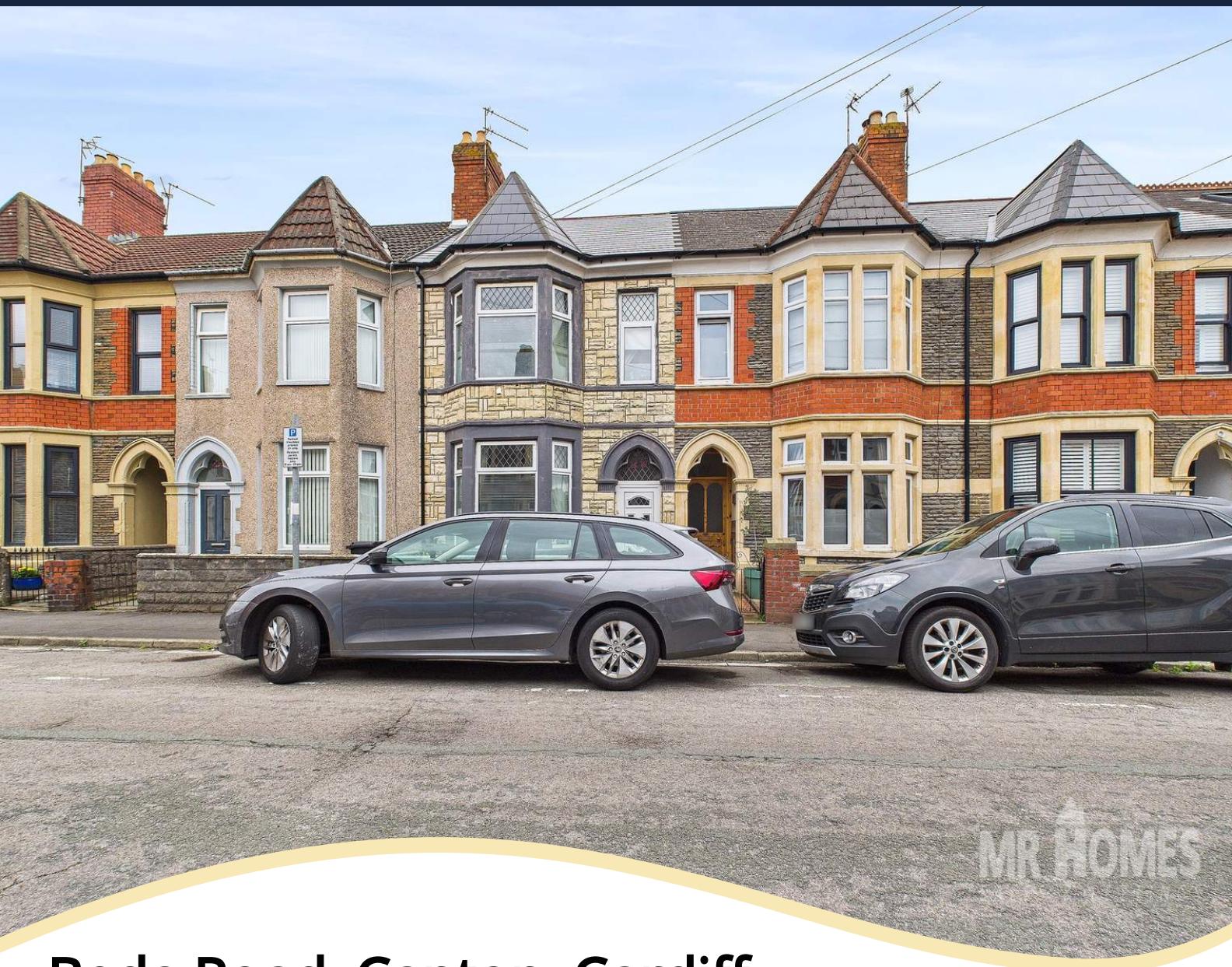


SOLD STC

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



MR HOMES

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



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) 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 Coving 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,
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.



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

mr
homes



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	84
(39-54)	E	
(21-38)	F	64
(1-20)	G	
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Score Range	Potential
A	Very environmentally friendly - lower CO ₂ emissions	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not environmentally friendly - higher CO ₂ emissions		

80

56

England, Scotland & Wales

EU Directive
2002/9/EC

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