



## Tintern Court, Tintern Street, Canton, Cardiff. CF5 1NL

- Guide Price £350,000 to £375,000
- NO CHAIN SALE
- ARRANGED OVER 3 FLOORS (TOWN-HOUSE)
- OPEN-PLAN MODERN LIVING
- STYLISH FITTED KITCHEN with QUALITY INTEGRATED APPLIANCES
- SOUTH FACING REAR GARDEN
- IMPRESSIVE FAMILY BATHROOM SUITE (WHIRLPOOL 'JACUZZI STYLE' BATH)
- EN-SUITE TO MASTER BEDROOM
- BUILT IN 2005
- TENURE: FREEHOLD.
- uPVC D/G & GAS C/H with COMBI-BOILER



## PROPERTY DESCRIPTION

\*\*\* NO CHAIN \*\*\* Guide Price £350,000 to £375,000 \*\*\* Presented to the market with no chain and offering spacious, modern living, this elegant three-bedroom, two-bathroom town house is an exceptional family home arranged over three floors. Built in 2005 and boasting a stylish interior throughout, with Oak flooring and doors, Welsh Slate flooring and Underfloor heating, the property benefits from a sleek fitted kitchen with quality integrated appliances which is open-plan to the living/dining room that provides a perfect space for both relaxing and entertaining an impressive family bathroom featuring a luxurious whirlpool 'jacuzzi-style' bath, The home further delights with a south-facing rear garden, a master bedroom complete with an en-suite shower room, and the convenience of uPVC double glazing and gas central heating powered by a combi boiler. This beautifully presented townhouse is ready to welcome its new owners.

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# ROOM DESCRIPTIONS

## SUMMARY

Located in a sought-after area known for its blend of friendly community feel and excellent amenities, this property offers easy access to local schools, shopping facilities, and transport links. The neighbourhood is ideal for families and professionals alike, with parks and leisure facilities close by, making it a perfect base to enjoy both city convenience and suburban tranquility.

Upon entering the property, you are greeted by a spacious hallway leading to the fitted kitchen and open-plan living/dining room. This bright and airy living space is perfect for family gatherings or unwinding after a busy day, with ample room for comfortable seating and dining. Large windows and modern decor create a welcoming atmosphere, while stairs lead comfortably to the upper floors.

The modern kitchen is a true highlight, boasting stylish fitted units paired with high-quality integrated appliances including an oven, hob, fridge freezer, and dishwasher. Designed for practicality and style, the kitchen offers generous work surfaces and storage, making meal preparation a breeze.

Moving upstairs, the first floor comprises two generously sized bedrooms alongside the impressive family bathroom. The bathroom is a standout feature of the home, equipped with a contemporary suite that includes a whirlpool jacuzzi-style bath — perfect for relaxing and unwinding in luxurious comfort after a long day.

The top floor is exclusively dedicated to the master suite, providing a peaceful retreat with its own en-suite shower room. This well-proportioned room benefits from plenty of natural light and built-in storage options, enhancing its functionality and appeal.

Externally, the property offers a lovely south-facing rear garden, ideal for outdoor dining, gardening, or simply enjoying the sunshine in a private and tranquil setting. The garden complements the interior living space, extending the home's entertaining potential during warmer months.

Additional features include uPVC double glazing and gas central heating with a modern combi boiler, ensuring energy efficiency and comfort throughout the year. The freehold tenure adds further value and security to what is a superb family home.

In summary, this three-bedroom townhouse offers a balanced combination of style, comfort, and convenience, perfectly positioned within a vibrant community. Whether you are looking for a family home or a long-term investment, this property presents a fantastic opportunity not to be missed.

## Entrance Hallway - Ground Floor

11' 0" x 6' 3" (3.35m x 1.91m)

Oak flooring, Vertical bar radiator, Wall mounted electric RCD consumer unit, Oak doors to; Kitchen, Cloakroom/Downstairs W.c, Staircase to the First floor landing.

## Cloakroom/ Downstairs W.c

5' 7" x 2' 10" (1.70m x 0.86m)

Welsh Slate Tile Flooring, Fully Tiled Walls, W.c with Push Button Flush, Wall Mounted Wash Hand Basin with Mixer Tap, Inset Extractor Fan to Ceiling and Sensor Light.

## OPEN-PLAN - Kitchen & Living/Dining Room

26' 5" x 16' 1" max (8.05m x 4.90m)

Re-Fitted & Modern Kitchen with Integrated Appliances - Welsh Slate Tile Flooring, Matching wall & base units in light high gloss cream, worksurfaces over, matching upstands, Belfast Sink, half Bowl & Drainer with Mixer Hose Tap and 2nd Mixer Tap, Food Waste Disposer, uPVC D/g Window to Front.

Integrated Appliances include; Hotpoint Dishwasher, Hotpoint Washer/Dryer, 5x Ring Neff Gas Hob with Modern Extractor Over, Neff Fan Assisted Oven & Grill with Neff Microwave Over, Caple Wine Cooler. Inset Spotlights to Ceiling. BAXI 105 HE Combi-Boiler housed in Wall Cupboard. Vertical Bar Radiator.

Open-Plan to; Living/Dining Room, Oak Flooring, uPVC D/g Window to Rear, Vertical bar Radiator, Column Radiator, Inset Spotlights to Ceiling, uPVC Double French Patio Doors with Inset Blinds to Rear Garden.

## First Floor Landing

15' 2" x 6' 7" (4.62m x 2.01m)

Glass Balustrade to Oak Handrail Staircase and Landing, Quality Fitted Carpet, Radiator, Inset Spotlights to Ceiling, Oak Doors to; Bedrooms 2, 3 & Family Bathroom Suite.

## Bedroom 2

14' 11" x 8' 11" (4.55m x 2.72m)

Oak Flooring, uPVC D/g Window to Rear, Radiator, Inset Spotlights to Ceiling, (Wardrobe To Stay).

## Bedroom 3

11' 0" x 8' 10" (3.35m x 2.69m)

Oak Flooring, uPVC D/g Window to Front, Radiator, Inset Spotlights to Ceiling, (Wardrobe & Shelving To Stay).

## Family Bathroom Suite - Re-Fitted

11' 0" x 6' 10" (3.35m x 2.08m)

Welsh Slate Flooring with Underfloor Heating, Fully Tiled Walls, Large 'Jacuzzi Style' Whirlpool Bath with Floating Mixer Tap, attached Showerhead, and Spotlights, Circular Wash Hand Basin with Mixer Tap Set In Wooden Top Surround, Wall Mounted Shaver Point, W.c with Push Button Flush, Chrome ladder/Towel Radiator, Inset Spotlights to Ceiling, uPVC D/g Window to Rear with Inset Blinds.

## Staircase to Second Floor Landing

3' 3" x 2' 8" (0.99m x 0.81m)

Glass Balustrade to Oak Handrail Staircase, Quality Fitted Carpet, Oak Door to Bedroom 1.

## Bedroom 1

22' 6" x 15' 10" (6.86m x 4.83m)

Oak Flooring, uPVC D/g Semi-Circular Window to Front, 2x Velux D/g Windows to Sides and 2x Velux D/g Windows to Rear, Radiator, Inset Spotlights to Ceiling. Oak Door to En-Suite.

## En-Suite

7' 10" x 5' 5" (2.39m x 1.65m)

Welsh Slate Tile Flooring, Fully Tiled Walls, Shower Cubicle with Mixer Shower and Dual Rainfall & Handheld Showerheads, Wall Mounted Wash Hand Basin with Hot 'n' Cold Taps Over, Radiator, Velux D/g Window to Rear, Inset Spotlights to Ceiling.

## Front Terrace - Enclosed by Fencing

## SOUTH FACING Rear Garden

Decked and Laid Lawn with Water Feature. Outside Solar Heater, Outside Tap & PowerPoints all Enclosed by Horizontal Panel Fencing.



## MATERIAL INFORMATION

**Council Tax:** Band F

**Council Tax:** Rate £2,782.00

**Parking Types:** On Street.

**Heating Sources:** Double Glazing. Gas Central.

Underfloor Heating.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** Cable.

**Accessibility Types:** Level access. Step free access.

**EPC Rating:** C (78)

**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

Local Authority - Cardiff - Council Tax - Band: F - Annual Price: £2,782

Conservation Area - No

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

Floor Area 1,227 ft<sup>2</sup> / 114 m<sup>2</sup>

Mobile coverage

EE - Vodafone - Three - O2

Broadband

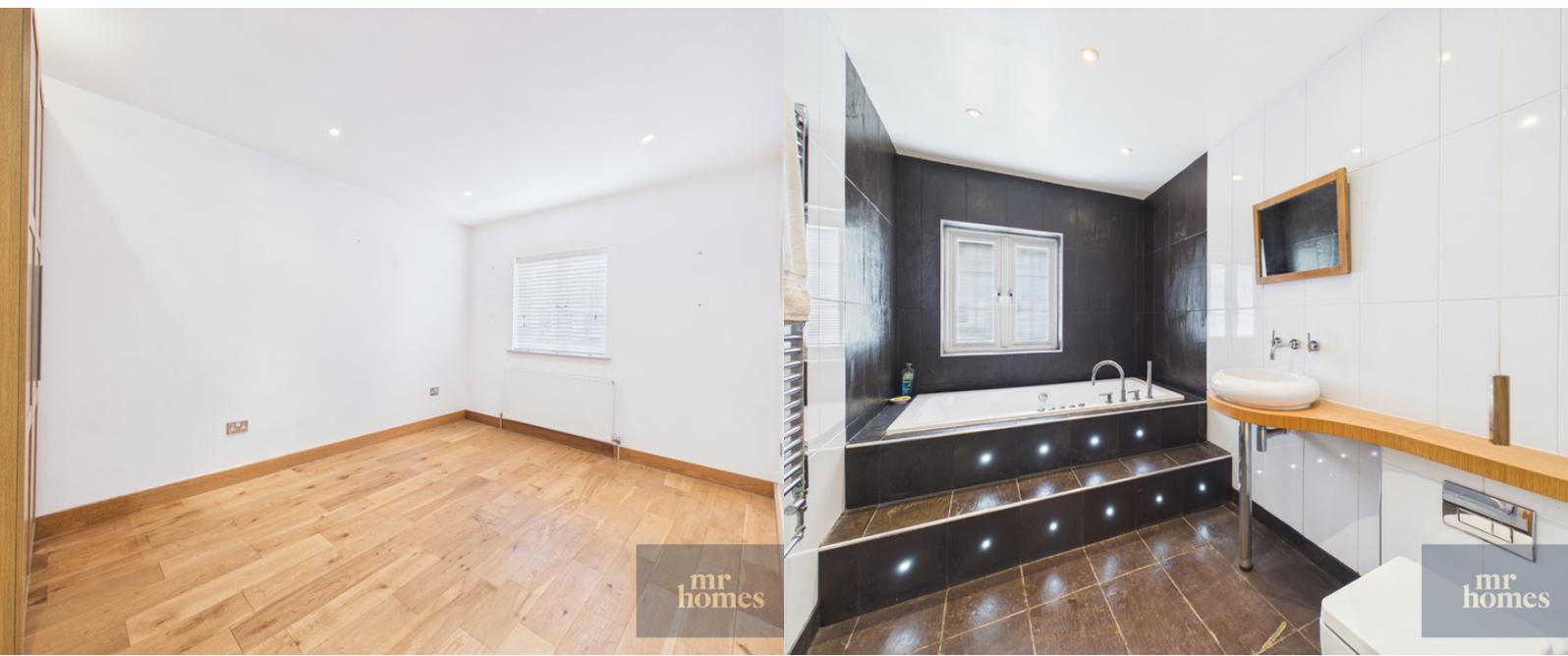
Basic - 4 Mbps

Superfast - 260 Mbps

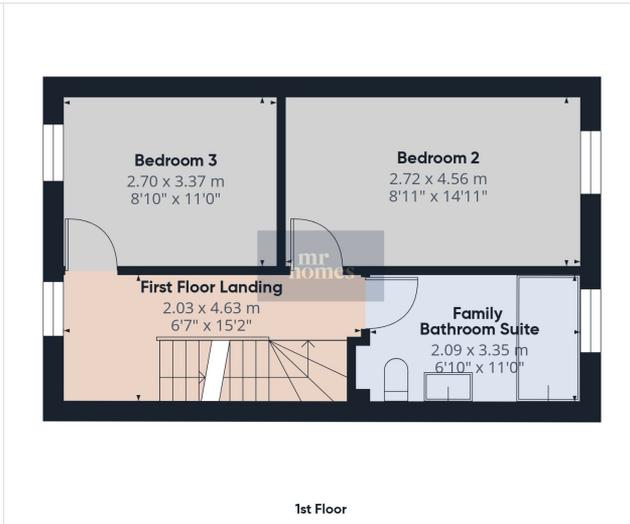
Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

BT - Sky



# FLOORPLAN & EPC



Approximate total area<sup>m</sup>  
103 m<sup>2</sup>  
1109 ft<sup>2</sup>

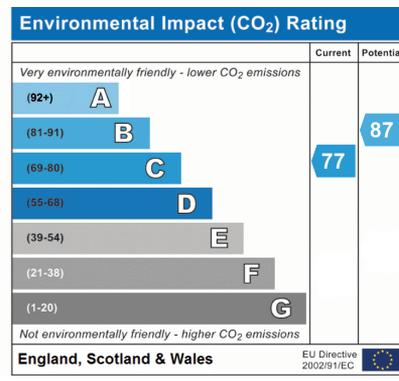
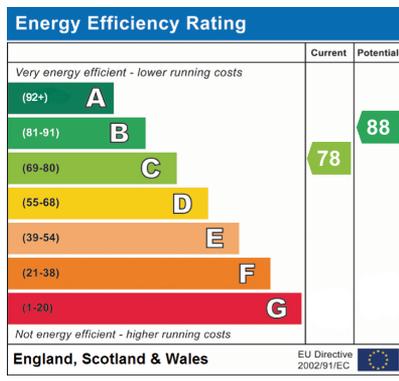
Reduced headroom  
7.6 m<sup>2</sup>  
82 ft<sup>2</sup>

(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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