FOR SALE

Guide Price £210,000 to £220,000 Freehold



Aldsworth Road, Canton, Cardiff. CF5 1AA

- * NO CHAIN *
- 3-BED TERRACED FAMILY HOME
- CANTON - A SOUGHT-AFTER LOCATION
- LIVING ROOM with BAY WINDOW
- 2nd RECEPTION ROOM CHANGED INTO A GROUND FLOOR BATHROOM
- DINING ROOM with ORIGINAL PARQUET FLOORING
- GOOD SIZE KITCHEN TO REAR
- 3x DOUBLE BEDROOMS
- FRONT TERRACE - (ENCLOSED)
- LARGE REAR GARDEN - ENCLOSED (with Access to External Storage Shed)
- TENURE: FREEHOLD.
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS
- uPVC D/G WINDOWS & GAS C/H (Powered by a Worcester Greenstar 28i Junior Mk III Condensing Combi-Combi-Boiler)
- NB: THE PROPERTY REQUIRES MODERNISATION

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PROPERTY DESCRIPTION

* NO CHAIN * Guide Price £210,000 to £220,000 * MR HOMES Offer FOR SALE this 3-Bedroom Terraced Family Home in the Highly Sought-After Area of Canton, Priced to Sell Quickly as the Property will Require Modernisation. Excellent transport links and close proximity to schools, shops, parks, and local amenities. This spacious property boasts a welcoming living room with a bright bay window, a separate dining room featuring original parquet flooring, and a good-sized kitchen at the rear. The second reception room has been converted into a ground floor bathroom, enhancing practicality, whilst three generous double bedrooms provide ample space upstairs. Enjoy a large, enclosed rear garden with convenient access to an external storage shed, plus a private enclosed front terrace. The home benefits from uPVC double glazing and gas central heating powered by a Worcester Greenstar 28i Junior Mk III condensing combi boiler. Although the property requires some modernisation, it offers fantastic potential for those looking to create their ideal family home. Offered with No Onward Chain and Freehold Tenure, this is a Rare Opportunity to Secure a Well-Located Canton home ready to be personalised to your taste. EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK




ROOM DESCRIPTIONS

Porch Entrance
2' 10" x 2' 0" (0.86m x 0.61m)

Hallway
12' 4" x 5' 2" (3.76m x 1.57m)

Hallway cont'd
7' 4" x 3' 11" (2.24m x 1.19m)

Hallway cont'd
9' 6" x 2' 4" (2.90m x 0.71m)

Family Bathroom (Ground Floor)
7' 8" x 7' 6" (2.34m x 2.29m)

Dining Room
11' 2" x 9' 6" (3.40m x 2.90m)

Kitchen
9' 11" x 9' 2" (3.02m x 2.79m)

Staircase to Split-Level Landing
8' 4" x 5' 1" (2.54m x 1.55m)

Bedroom 1
14' 0" x 10' 7" (4.27m x 3.23m)

Bedroom 2
11' 11" x 8' 8" (3.63m x 2.64m)

Bedroom 3
11' 0" x 9' 6" (3.35m x 2.90m)

Front Terrace - Enclosed

Rear Garden - Enclosed
Door to Rear Lean To
External Shed.

External Shed
5' 10" x 3' 10" (1.78m x 1.17m)





MATERIAL INFORMATION

Council Tax: Band D
Council Tax: Rate £2,013.00
Parking Types: On Street. Permit.
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 (62)
Has the property been flooded in last 5 years? No
Flooding Sources: None.
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
Conservation Area: No

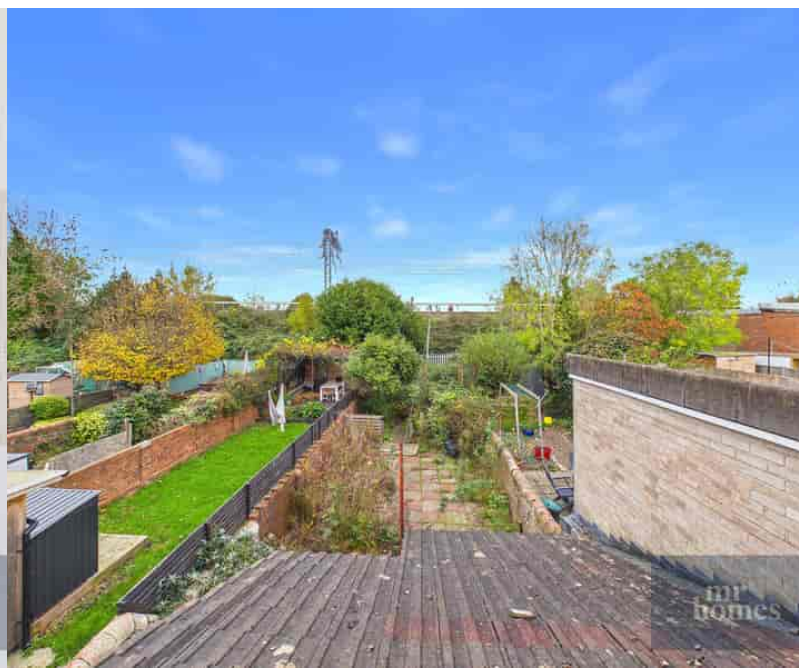
Flood Risk: River : Very low - Seas : Very low

Mobile coverage: EE - Vodafone - Three - O2

Broadband: Basic 17 Mbps - Superfast 299 Mbps - Ultrafast 1800 Mbps

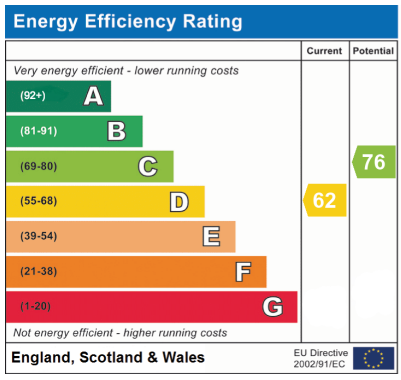
Satellite / Fibre TV Availability: BT - Sky - Virgin

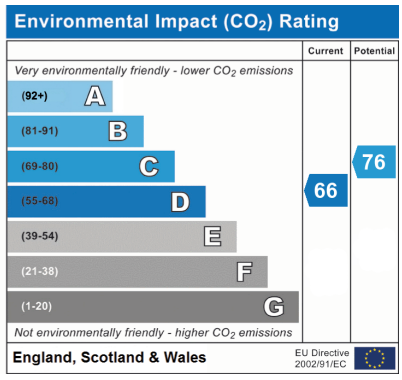




FLOORPLAN & EPC







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