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MR HOMES
SALES & LETTINGS



Ninian Park Road
Canton. Cardiff
CF11 6JE

Guide Price £245,000 to £255,000
Freehold

Overview

- SOLD WITH NO ONGOING CHAIN
- FOUR BEDROOM PROPERTY
- THROUGH LIVING/DINING ROOM
- FORECOURTED FRONT AREA
- ENCLOSED REAR GARDEN
- DOWNSTAIRS TOILET
- UPVC WINDOWDS AND GSH VIA COMBI
- FREEHOLD PROPERTY.
- WALKING DISTANCE TO CARDIFF CITY CENTRE AND TAFF TRAIL.
- CLOSE TO TRAIN STATIONS



GUIDE PRICE £245,000 - £255,000

*** OFFERED WITH NO CHAIN ***

MR HOMES ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS FOUR BEDROOM MID TERRACED PROPERTY.

The Property briefly comprises of Living Room with a Separate Dining Room. A Large Family Kitchen that leads through to the Utility Room and a Downstairs Toilet. To the First Floor, Four Bedrooms and a Family Bathroom.

The Property boosts an enclosed Rear Garden and to the front a fore coursed area. The property is perfect for buyers keen to enhance the properties characteristics and modernise throughout.

ATTENTION INVESTORS: Rental Income of £1,400 pcm

EPC RATING - D - COUNCIL TAX - D

FREEHOLD PROPERTY

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Front

A paved forecourt area leading to the Front Door.

Entrance Hallway

Smooth walls and Laminate Flooring. Door leading to Living Room and Kitchen. Stairs arising to the first floor.

Living Room

11' 5" x 12' 5" (3.484m x 3.781m)

Papered Ceilings. Wood Flooring. UPVC Window to front. Radiator. Opening into the Dining Room.

**Dining Room**

11' 7" x 9' 3" (3.540m x 2.830m)

Textured Ceiling. Wood Flooring. Radiator. Door Giving access to the Rear and Kitchen which is a step down.

Kitchen

14' 3" x 9' 9" (4.340m x 2.971m)

Textured Ceiling. Vinyl Flooring. Wall and Base units. UPVC overlooking Side. Radiator. Door leading to Utility Room.

Utility room

10' 3" x 6' 5" (3.113m x 1.963m)

Textured Ceiling. Tiled Flooring. Radiator. Wall mounted Combi Boiler. Door leading to Garden and Downstairs Toilet.

**Downstairs Loo**

6' 11" x 3' 0" (2.111m x 0.927m)

Tiled Flooring. W.c. Sink. Obscured UPVC to Rear. Walls partly Tiled.

First Floor Landing

Papered walls. Carpeted. Doors leading to Bedrooms and Family Bathroom.

Bedroom One

13' 6" x 10' 7" (4.118m x 3.220m)

Textured Ceilings and Walls. Carpeted. Mirrored Wardrobes to Remain. UPVC Windows to the front.

Bedroom Two

14' 1" x 9' 4" (4.297m x 2.857m)

Textured Ceilings and Walls. Carpeted. UPVC Window overlooking the Rear. Radiator.

**Bedroom Three**

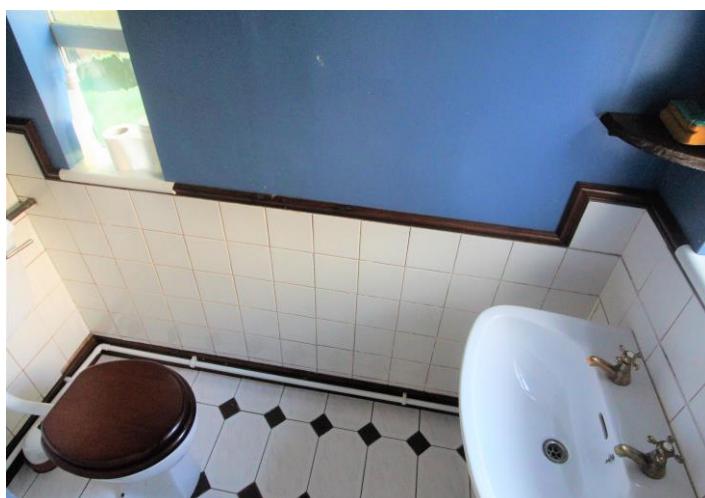
9' 10" x 6' 7" (2.993m x 2.006m)

Smooth Ceilings and Walls. Wood Flooring. UPVC Window to Side. Radiator.

Bedroom Four

11' 6" x 6' 8" (3.504m x 2.040m)

Textured Ceilings and Smooth Walls. Carpet. Upvc Window to Rear. Radiator.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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