

45 Atlas Road, Canton
Cardiff
CF5 1PH

Entrance Hall

Entered via side elevation via a Upvc door. Balustrade stairwell. Radiator. Doors leading to lounge, sitting room & kitchen dining room

Lounge 16'9" x 14'6"

Excellent sized living room. Windows to side and rear. Radiator

Sitting Room 11' x 7'9"

In need of attention including plastering of walls. Window to rear

Kitchen Dining Room 21'3" x 10'

A very large kitchen dining area housing a selection of modern Blue wall and base units incorporating ample worktop space with stainless steel sink unit & mixer tap, plumbing for washing nachine, integrated gas hob, electric oven & extractor. Tiled splash backs. Radiator. Window. Door leads to rear lobby. Wall mounted 'Worcester' combination gas boiler fires domestic hot water and central heating system.

Rear Lobby

Wash and basin. Door leading out to rear garden. Door leads into:

Shower Room W.C.

Low level W.C. Tiled & glazed cubicle incorporating mains fed mixer shower.

First Floor Landing

Doors leading off to three bedrooms, bathroom & W.C. Stairwell leading up to second floor landing

Bedroom 1 16'9" x 14'

An extremely large double bedroom with bay window to front and window to side. Radiator

Bedroom 2 11' x 8'9"

Double bedroom with window to rear. Radiator.

Bedroom 3 11'9" x 10'

Good sized double bedroom. Windows to side & rear. Radiator

Bathroom

Tiled. Pedestal wash hand basin. Panelled bath incorporating an electric shower over. Window. Radiator

W.C.

Part tiled walls. Low level W.C.

Second Floor Landing

Doors of to two bedrooms

Bedroom 4 16'9" x 14

Very large double bedroom. Window to front

Bedroom 5 11'6" x 8'

Another good sized double bedroom. Window. Radiator

Rear Garden

Courtyard type area enclosed by stone wall. Pedestrian gate to side.

Coach House 23' x 11;

Brick built coach house. Up & over door. Power & light. Fully boarded loft.

FIXTURES AND FITTINGS



45 Atlas Road, Canton, Cardiff, CF5 1PH



DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING APPROVAL. Situated On The Corner Of Atlas Road & Thurston Street Can Be Found This Very Sizeable Three Storey End Of Terrace House Boasting Five Bedrooms & 23' Coach House To Rear. Accommodation Further Comprises Of Entrance Hall, 16' Lounge, Sitting Room, 21' Kitchen Dining Room, Ground Floor Shower Room W.C. And First Floor Family Bathroom W.C. Gas Central Heating With Combination Boiler. Upvc Windows./ The Property Does Require Improvement But Would Make An Ideal Family Home Or Lend Itself To Flat Conversions. CASH BUYERS ONLY