

4 Aldsworth Road, Canton
Cardiff
CF5 1AA

Entrance Hall

Entered via upvc d.g. front door, cushion floor running through to Lounge diner, open plan stairs with Timber balustrade stairwell to first floor, understairs storage cupboards, door to:-



Lounge/Diner 12'0" x 9'8 m

Bay window to front, built in storage cupboards to both sides of chimney breast which has a feature opening, further open feature fireplace to the chimney breast at dining end of room, coved ceiling with ceiling roses, upvc dg. door to rear garden, door to:-



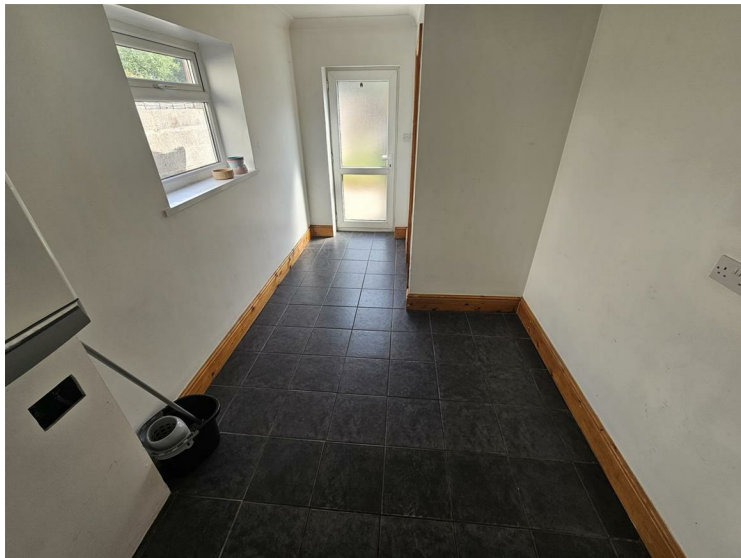
Kitchen 12'0" x 9'5" (average)

Fitted kitchen comprising plenty of wall and base units, including stainless steel sink and drainer with mixer tap, integrated gas hob and electric oven, tiled splashback, window to side, ceramic tiled floor, opening to:-



Breakfast/utility room 7'5" x 13'8" *max)narrowing to 4'6"

This room could be used for additional dining or utility room, ceramic tiled floor, access to rear loft,window to side, upvc door to rear garden further door to:-



Cloakroom W.C.

Low level w.c., wash hand basin, ceramic tiled floor, window to rear, extractor fan.

First Floor Landing

Split level landing with further loft access, doors leading off to:-

Bedroom One 13'2" x 10'6"

Double bedroom two windows to front.



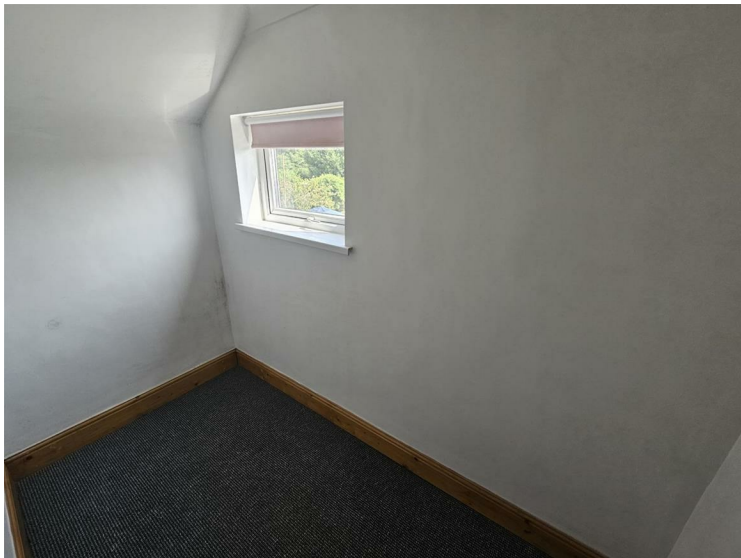
Bedroom Two 12'1" x 8'6"

Double bedroom, window to rear.



Bedroom Three 9'6" x 4;9"

Single bedroom, window to rear.



Bathroom W.C.

White suite with paneled bath and mixer tap shower attachment, low level w.c., pedestal wash hand basin, complimentary tiled walls, heated hand towel rail, cushion floor, window to side.



Garden

A good size enclosed rear garden with paved patio areas and small lawn area, enclosed by means of wood panel fencing and brick boundary wall, outside water tap,



Front
Enclosed front forecourt.

VIEWING
Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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A Well Presented Traditional Built Bay Fronted Mid Terrace House Offering Good Size Family Accommodation. Briefly Comprising Of Entrance Hall, Lounge Through To Dining Room, Fitted Kitchen With Oven & Hob, Dining/Utility Area, Cloakroom W.C. Three Bedrooms & Bathroom W.C. Front Forecourt. Rear Garden. Gas Central Heating. Upvc Windows & Doors. Energy Rating 'D' Council Tax Band 'D'