Canton Court

CANTON, CF11 9BG

GUIDE PRICE £230,000

Hern & Crabtree

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This charming end-terrace house offers a generously proportioned home with three good-sized bedrooms and two bathrooms. Notably larger than many comparable properties, it provides excellent flexibility for modern living.

The ground floor is entered via a front forecourt garden and porch, opening into a welcoming hallway and cloakroom. A comfortable living room sits to the front of the house and flows seamlessly, via a squared-off archway, into the kitchen/dining area — a layout well suited to both everyday living and entertaining. Beyond, an inner hall leads to a ground floor shower room and access to the rear garden. A particular advantage of the property is the garage to the rear.

To the first floor are three well-proportioned bedrooms, all featuring fitted storage cupboards, along with a family bathroom and a landing with additional linen storage.

Offered with no onward chain and to be sold as a freehold upon completion. While the property would now benefit from modernisation, it offers an excellent canvas for buyers wishing to create a home tailored to their own tastes and requirements.

Approx 1143.00 sq ft

Council Tax Band: D

Front
Front forecourt garden. Low rise brick wall with wrought iron gates.

Porch
Enter via a double glazed composite door to the side elevation. Coved ceiling. Wooden laminate flooring.

Cloakroom
Double glazed obscure window to the side elevation. Tiled walls. Vinyl flooring. Radiator.

Hallway
Coved ceiling. Wooden laminate flooring. Radiator. Stairs rise up to the first floor.

Living Room
Double glazed window to the front elevation. Coved ceiling. Ceiling rose. Wooden mantle and surround with electric fire. Wooden laminate flooring. Two radiators. Squared off archway to the kitchen/diner.

Kitchen/Diner
Double glazed window to the rear elevation. Glazed door to the inner hall with window to the side. Coved ceiling. Ceiling rose. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Space for cooker. Part wooden wall and ceiling panelling. Wooden laminate flooring. Radiator. Fitted storage cupboard.

Inner Hall
Double glazed obscure door to the rear garden. Double glazed skylight window. Vinyl flooring.

Shower Room
Double glazed obscure window to the side elevation. W/C and wash hand basin. Walk in shower with electric shower. Tiled walls. Vinyl flooring. Extractor fan. Wall heater. Radiator.

Landing
Stairs rise up from the hallway. Wooden bannister. Coved ceiling. Fitted linen cupboard with concealed gas combination boiler, fitted shelving and radiator. Further fitted storage cupboard. Loft access hatch.

Bedroom One
Double glazed window to the front elevation. Coved ceiling. Ceiling rose. Radiator. Fitted storage cupboard.

Bedroom Two
Double glazed window to the rear elevation. Coved ceiling. Radiator. Fitted storage cupboard.

Bedroom Three
Double glazed window to the front elevation. Coved ceiling. Ceiling rose. Radiator. Fitted storage cupboard.

Bathroom
Double glazed obscure window to the rear elevation. Coved ceiling. W/C and wash hand basin. Bath with electric shower over and glass splashback screen. Part tiled walls. Vinyl flooring. Radiator.

Garden
Enclosed rear garden. Door leading to the side aspect. Cold water tap. Outside lights. Part astro turf lawn. Fitted washing line.

Garage
Double glazed sliding doors and windows to the side elevation. Up and over roller garage door. Power.

Additional Information
Will be freehold upon completion. Council Tax Band D (Cardiff). EPC rating D.

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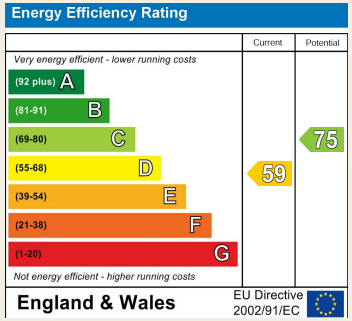

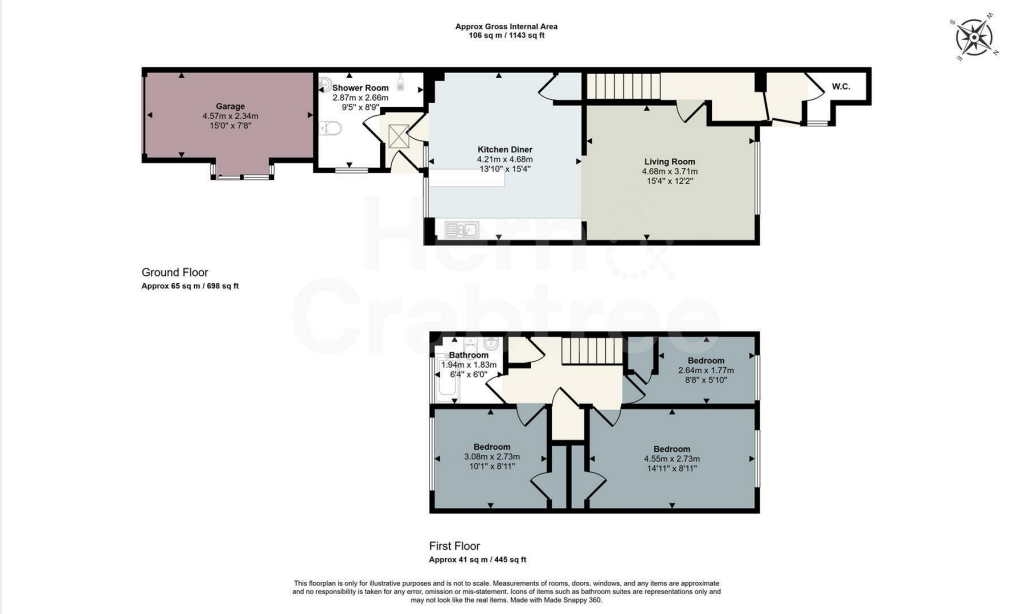

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