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CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Mr Julian Preston



**Property Specialist**

**Mr Julian Preston**

Senior valuer

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## Beda Rd, Canton, CRF

Main Building: Total Interior Area 1241.56 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Located on a popular road in Canton is this well presented mid terrace family home which is ready to move into. Internally it comprises of an entrance hallway which leads to three reception rooms to the ground floor as well as a modern fitted kitchen. Upstairs there are three good size double bedrooms as well as a decent size bathroom. There is a real mix of some traditional features with a modern feel. Externally there is a low maintenance rear garden with artificial grass and a raised wooden decked seating area.

Comments by the Homeowner





# Beda Road

, Cardiff, CF5 1LX

Asking Price

£375,000



3 Bedroom(s)



1 Bathroom(s)



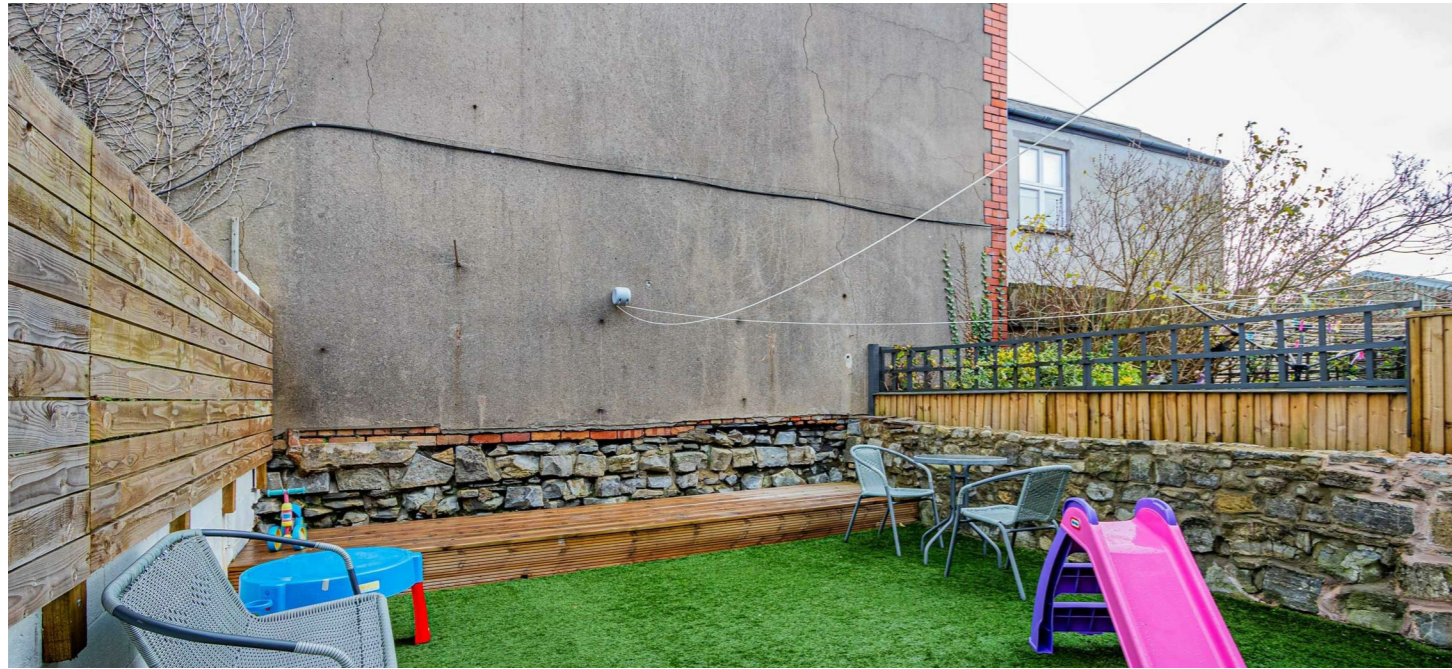
1241.00 sq ft

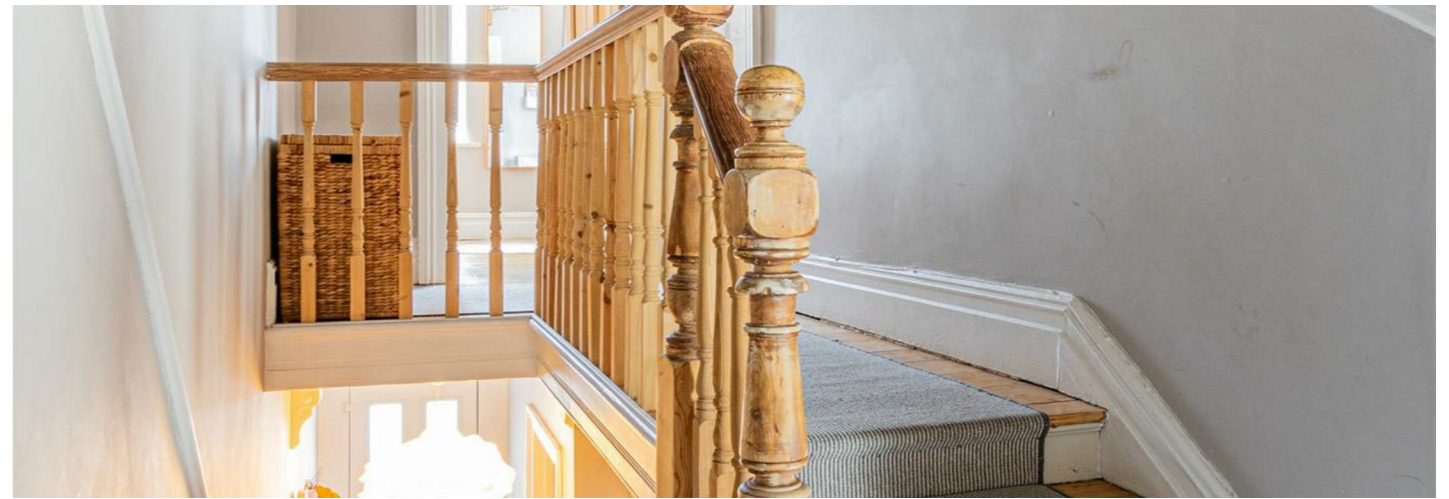


Contact our  
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A well presented mid terrace family home located in Canton. This well presented house comprises to the ground floor of an entrance hallway, living room, dining room, family room and modern fitted kitchen. Upstairs there is a landing, bathroom and three double bedrooms. The property benefits from a front forecourt and low maintenance rear garden.





#### Hallway

Living Room 13'5" x 11'7" (4.09m x 3.53m)

Dining Room 11'6" x 10 (3.51m x 3.05m)

Family Room 13'10" x 10'4" (4.22m x 3.15m)

Kitchen 10'4" x 9'11" (3.15m x 3.02m)

Landing

Bedroom One 15'9" x 13'5" (4.80m x 4.09m)

Bedroom Two 11'3" x 9'11" (3.43m x 3.02m)

Bedroom Three 10'4" x 9'11" (3.15m x 3.02m)

Bathroom 12'5 x 7'2" (3.78m x 2.18m)

#### Rear Garden

A low maintenance rear garden with wooden fence, stone and brick walled boundaries. A raised wooden decked seating area to the rear and artificial grass.

#### Tenure

We have been advised by our seller client that the property is freehold but you should check this with your legal representative.

#### Council Tax

Band E

#### EPC Rating

D









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

