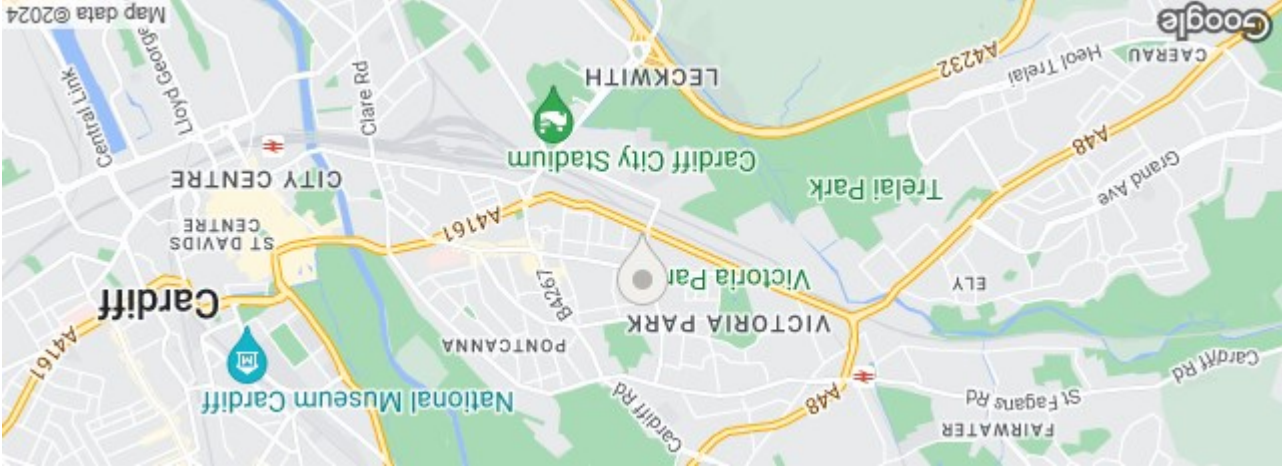
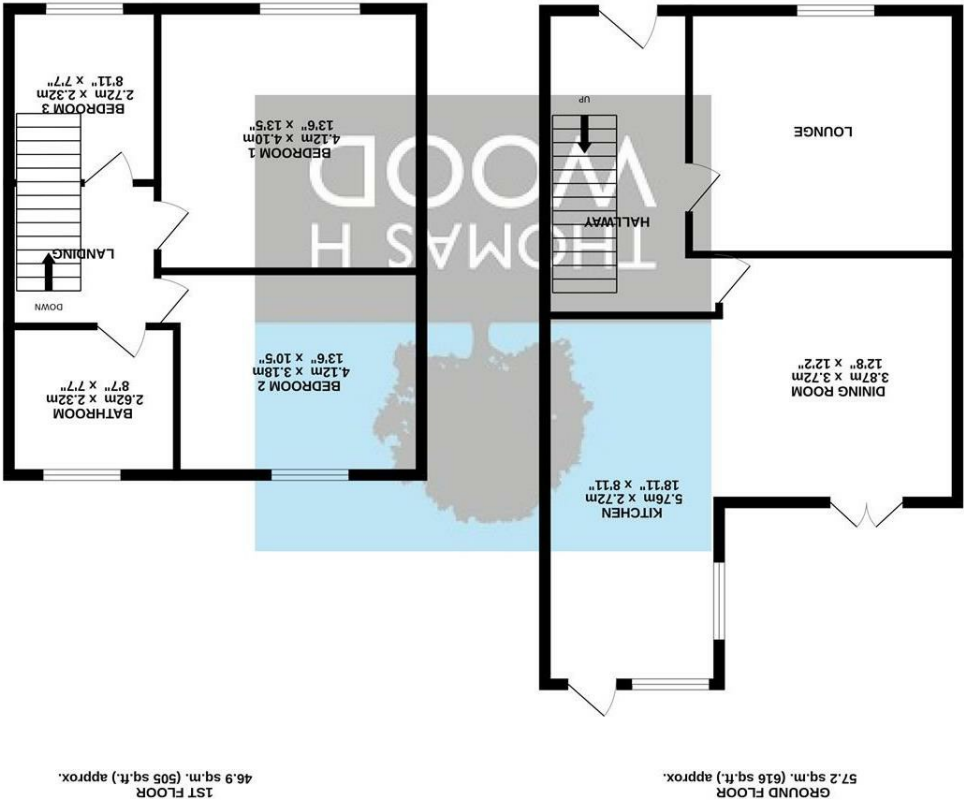




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.  
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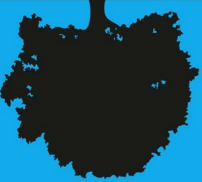


GROUND FLOOR  
57.2 sq.m. (616 sq.ft.) approx.

1ST FLOOR  
46.9 sq.m. (505 sq.ft.) approx.

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| 60                                          | 83        |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |

THOMAS H  
WOOD



CONTACT

EMAIL

lettings@thomashwood.com

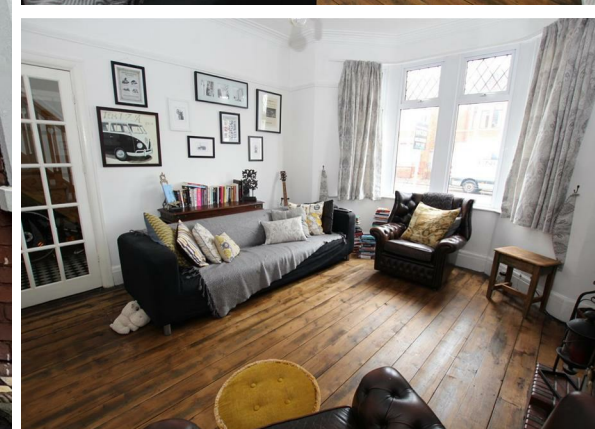
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150 Lansdowne Road,  
Canton, Cardiff  
CF5 1PW



Asking Price £310,000  
House - Terraced  
3 Bedrooms



**Tenure - Freehold**

**Floor Area - 1120.00 sq ft**

**Current EPC Rating - D60**

**Potential EPC Rating - B83**



This is a wonderful three bedroom mid terrace property with an abundance of character in the heart of Canton and close to Leckwith. There is a warmth to this well appointed home which benefits from a traditional front living room with fireplace and a modern open plan kitchen. Secure off road parking to rear. Pleasant low maintenance rear garden. Part furnished with the option of Unfurnished. Cardiff city centre is only 1.5km, Leckwith Retail Park and Cardiff City stadium within 1km and easy access to A4232 linking to M4.

#### **ENTRANCE HALLWAY**

1.80m x 4.33m (5'10" x 14'2")

via UPVC front door to original tiled hallway. With papered walls, dado and picture rail and papered ceiling with ornate coving. Stairs to 1st floor and doors to all rooms.

#### **LOUNGE**

4.25m x 4.36m with original wood flooring, painted walls with picture rail and smooth ceiling with ornate coving. Feature fireplace, radiator with TRV and deep UPVC window.

#### **DINING ROOM**

3.91m x 3.61m a bright and spacious dining room, open plan to the kitchen. With French doors to rear garden and patio area. Laminate flooring painted and papered feature wall and textured ceiling with ornate coving. Opening to;

#### **KITCHEN**

2.08m x 6.07m a good size kitchen with tiled floors and UPVC window to the side and rear aspect, plus UPVC door to rear garden. With a range of base units with contrasting work surfaces and sink. Space and plumbing for washing machine, dishwasher and fridge freezer and range cooker.

#### **LOUNGE**

4.25m x 4.6m (13'11" x 15'1")

with original wood flooring, painted walls with picture rail and smooth ceiling with ornate coving. Feature fireplace, radiator with TRV and deep UPVC window.

#### **DINING ROOM**

3.91m x 3.61m (12'9" x 11'10")

Bright and spacious dining room, open plan to the kitchen. With French doors to rear garden and patio area. Laminate flooring painted and papered feature wall and textured ceiling with ornate coving. Opening to;

#### **KITCHEN**

2.08m x 6.07m (6'9" x 19'10")

Good size kitchen with tiled floors and UPVC window to the side and rear aspect, plus UPVC door to rear garden. With a range of base units with contrasting work surfaces and sink. Space and plumbing for washing machine, dishwasher and fridge freezer and range cooker.

#### **LANDING**

Via carpeted staircase, leading to landing area. Loft access. Doors to all rooms.

#### **BEDROOM ONE**

4.25m x 4.36m (13'11" x 14'3")

Generous master bedroom overlooking the front aspect of the property. With carpeted floor, painted walls with picture rail, textured ceiling, deep UPVC bay window and radiator with TRV.

#### **BEDROOM TWO**

4.15m x 3.61m (13'7" x 11'10")

Further double bedroom with carpeted floor, painted walls with picture rail and textured ceiling. UPVC window to rear, radiator with TRV and cupboard housing modern Baxi combination boiler.

#### **BEDROOM THREE**

1.92m x 2.67m (6'3" x 8'9")

Overlooking the front aspect, with carpeted floors, painted walls, smooth ceiling, UPVC window and radiator with TRV.

#### **BATHROOM**

1.86m x 1.86m (6'1" x 6'1")

Modern and fully tiled bathroom, with low-level WC, wash hand basin vanity unit, panelled bath with electric shower, wood panel ceiling, UPVC window and radiator with TRV.

#### **OUTSIDE**

A generous and low maintenance rear garden with paved patio leading to decorative gravel area. A further patio area to rear and rear lane access via up and over garage door. On road, permit parking to the front.

#### **TENURE**

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

#### **COUNCIL TAX**

Band D

