Beda Road

Cardiff, CF5 1LX

CARDIFF

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OFFERS IN EXCESS OF

£375,000

3 BEDROOMS

1 BATHROOM

3 RECEPTIONS

1,241 SQ FT

- TRADITIONAL MID TERRACE FAMILY HOME
- THREE RECEPTION ROOMS
- GOOD SIZE BATHROOM
- THREE GOOD SIZE DOUBLE BEDROOMS
- EXCELLENT PRESENTATION
- LOW MAINTENANCE REAR GARDEN

THE PROPERTY

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.

INSIDE

ACCOMMODATION

LIVING ROOM	4.09m x 3.53m
DINING ROOM	3.51m x 3.05m
FAMILY ROOM	4.22m x 3.15m
KITCHEN	3.15m x 3.02m
BEDROOM ONE	4.80m x 4.09m
BEDROOM TWO	3.43m x 3.02m
BEDROOM THREE	3.15m x 3.02m
BATHROOM	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.

EPC RATING

D

PROPERTY TYPE	HOUSE - TERRACED
INTERNAL AREA	1,241 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND E · ABOUT £2,461 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	60 · POTENTIAL 73

Beda Rd, Canton, CRF

Main Building: Total Interior Area 1241.56 sq ft

Ground Floor

1st Floor

0 4 8 ft

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.

Not to scale. Measurements are approximate and for illustration only.

Luke Trezise

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PP

jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk