

Orchard Place

Canton, Cardiff CF11 9DY



- Rarely Available Cul-De-Sac
- Superb Location

- Two Good-Size Bedroom
- EPC - D

- Enclosed Rear Garden
- No Onward Chain

Nestled away in a picturesque cul-de-sac situated on the Canton/Pontcanna border is this quaint, traditional mid-terrace house, recently upgraded by the current owner whilst retaining most of its original charm.

Sold with no onward chain, this quirky home offers accommodation comprising the entrance porch, living/dining room with eye-catching cast-iron fireplace and fitted shelving, fitted 'contemporary' style kitchen, ground floor bathroom with partial 'travertine' tiled walls and two good-sized, light & airy bedrooms to the first floor.

Outside, the enclosed rear garden offers a sheltered sitting/dining area laid with artificial

Entrance

Entered via double glazed front door with window above, door to:

Lounge/Diner 11'2 max x 18'2 max (3.40m max x 5.54m max)

Double glazed window to the front, built in meter cupboard, fitted shelving, vertical radiator, feature fireplace, archway to:

Kitchen 11'9 max x 4'9 max (3.58m max x 1.45m max)

An L shaped kitchen with double glazed window to the rear and half double glazed back door, stairs to the first floor, alcove space for appliances, stainless steel sink, wall and base units, integrated induction electric hob with cooker hood above and oven, spotlights, wood laminate flooring, partition door to:

Downstairs Bathroom

Fitted with half bath, w.c and wash hand basin, part tiled walls, vinyl flooring, chrome heated towel rail, double obscure glazed window to the rear.

First Floor Landing

Stairs from kitchen, access to loft space.

Bedroom One 11'3 x 10'7 (3.43m x 3.23m)

Double glazed window to the front, radiator.

Bedroom Two 8'4 max x 10'6 (2.54m max x 3.20m)

Double glazed window to the rear, radiator, airing cupboard with Vaillant combination boiler.

Outside



Rear Garden

Enclosed courtyard rear garden with timber framed fencing, timber and polycarbonate awning, decking and astro turf lawn.

Tenure

We have been advised by the seller that the property is freehold.