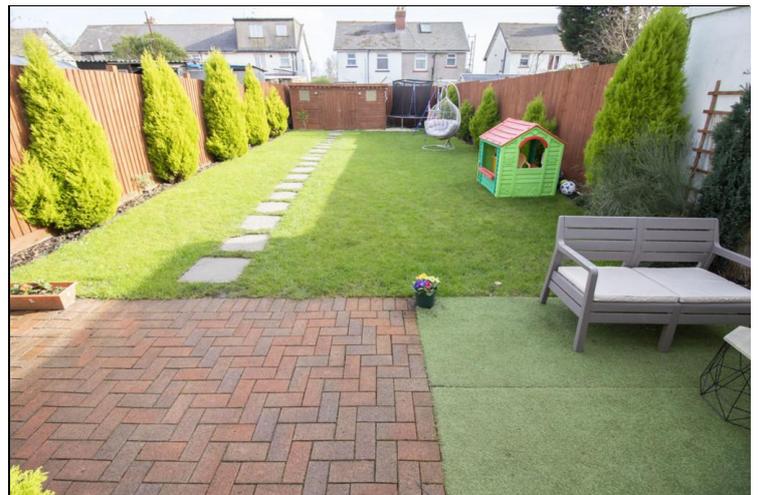


# South Clive Street

Grangetown | Cardiff | CF11 7EH



**Three Bedroom Semi-Detached House | Asking Price Of £265,000**



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# PROPERTY DESCRIPTION

**\*\*IMMACULATE THREE BEDROOM SEMI-DETACHED HOUSE\*\*** MGY are pleased to present for sale, a spacious three bedroom Semi-Detached house, in the popular location of Grangetown. The accommodation comprises of entrance hall, living room, Large kitchen/ diner, three bedrooms and bathroom. The property further benefits from double glazing throughout, a new roof, gas central heating, underfloor heating, exceptionally large rear garden and large paved driveway, with space for two cars. Viewing highly recommended.

- **Tenure** Freehold
- **Council Tax Band D**
- **Floor Area (approx.)** 732 sq ft
- **Viewing Arrangements** Strictly by Appointment

## FRONT ENTRANCE

Large paved driveway, with space for two cars. Additional street parking.

## ENTRANCE HALL

Entered via uPVC door. Light sensor on front and rear of property. Carpeted flooring. Underfloor heating. Wall mounted radiator. Glass panelled door leading to living room. Carpeted flooring, leading to first floor.

## LIVING ROOM

16' 6" x 14' 2" (5.03m x 4.34m)  
Double glazed uPVC windows, to front aspect. New wood effect laminate flooring. Underfloor heating. Coving. TV aerial point. Telephone point. Wall mounted radiator.

## KITCHEN/ DINER

16' 7" x 8' 11" (5.07m x 2.72m)  
Double glazed uPVC windows, to side and rear aspect. Large modern kitchen. New wood effect laminate flooring. Part tiled walls. Modern fitted base and wall units, with work surfaces incorporating stainless steel sink. Ample storage. Free standing oven, with four ring gas hob and stainless steel extractor hood over. Space for washing machine and dryer. Integrated Fridge and freezer. Wall mounted radiator. Spotlights. Double glazed uPVC door, leading to rear garden.

## FIRST FLOOR LANDING

Double glazed uPVC window, to side aspect. Carpeted flooring. Wall mounted radiator. Doors leading to master bedroom, bedroom two, bedroom three and main bathroom. Access to insulated and ventilated loft, with fitted ladder. Boiler housed in loft.

## MASTER BEDROOM

14' 3" x 9' 1" (4.35m x 2.79m)  
Double glazed uPVC windows, to front aspect. Double bedroom. Newly fitted mirrored wardrobe, with sliding doors. Carpeted flooring. Wall mounted radiator. TV Aerial point. Spotlights.

## BEDROOM TWO

9' 0" x 9' 0" (2.76m x 2.76m)  
Double glazed uPVC windows, to rear aspect. Double bedroom. Carpeted flooring. Wall mounted radiator. TV Aerial point. Spotlights.

## BEDROOM THREE

9' 6" x 7' 3" (2.90m x 2.21m)  
Double glazed uPVC windows, to front aspect. Double bedroom. Carpeted flooring. Wall mounted radiator. TV Aerial point. Spotlights.

**BATHROOM**

6' 10" x 4' 3" (2.10m x 1.30m)

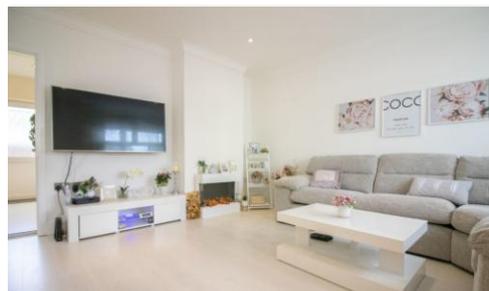
Modern bathroom. Double glazed uPVC windows, to rear aspect. Tiled flooring. Fully tiled walls. Double shower cubicle, with rainfall shower and additional shower attachment. Pedestal wash hand basin. W.C. Large wall

mounted mirror. Extractor fan.

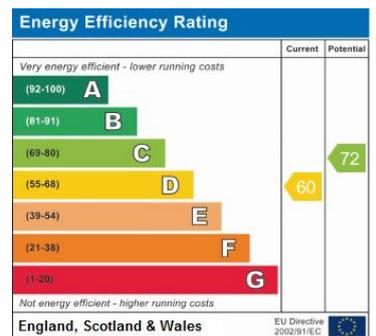
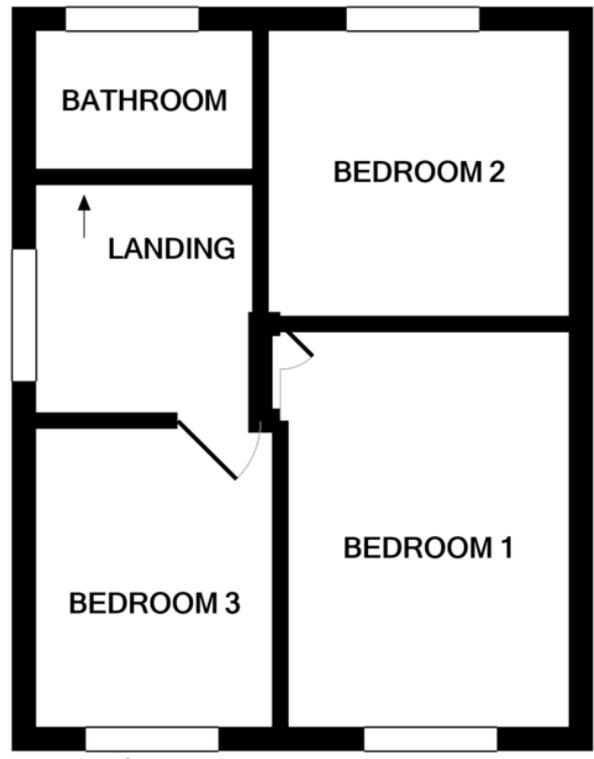
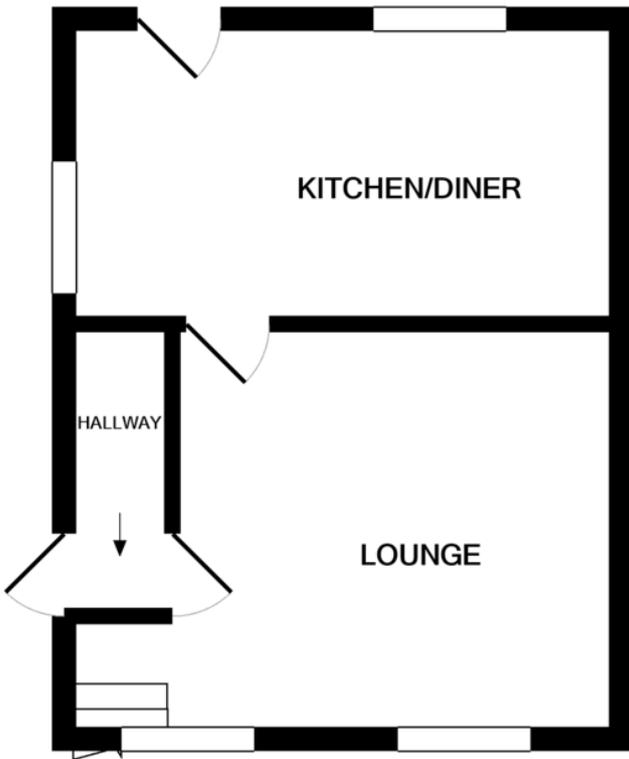
Wall mounted radiator. Spotlights.

**GARDEN**

Exceptionally large rear garden, with enclosed fencing. Laid to lawn, with paving. Ample sun. Accessed from the kitchen and double side gates.



# FLOORPLANS



**Cardiff Bay 029 2046 5466**

13 Mount Stuart Square, Cardiff Bay, Cardiff  
CF10 5EE

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