

184 Aberporth Road

Gabalfa | Cardiff | CF14 2PS

Mid Terraced House | £170,000



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PROPERTY DESCRIPTION

* NO CHAIN * * IDEAL FOR FIRST TIME BUYER OR INVESTOR !! ** MGY are delighted to offer for sale this two bedroom mid terraced property in the Gabalfa area of Cardiff. The property comprises of entrance hallway, lounge/dining room, kitchen, utility room, two bedrooms and bathroom. Viewing recommended !

- **Tenure** Freehold
- **Council Tax Band** C
- **Floor Area (approx.)** 807 sq ft
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

Gabalfa is a popular area of Cardiff with easy access to the city centre and A470/M4. Local schools at all levels. Close to retail outlets including Tesco superstore.

ENTRANCE HALL

Entered via upvc door with obscure leaded glazed panel. Further upvc obscure leaded glazed panels to side. Laminate wood flooring. Under stairs storage cupboard with meters. Central heating radiator. Stairs rising to first floor. Door to :-

LOUNGE/ DINING ROOM

19' 5" x 11' 10" into alcove (5.92m x 3.62m) Upvc double glazed window to front with obscure leaded fanlights. Further upvc double glazed windows to rear with obscure leaded fanlights. Wall mounted gas fire. Central heating radiator.

KITCHEN

11' 0" maximum x 9' 7" (3.37m x 2.93m) Upvc double glazed window to rear. Strip light to

ceiling. Ceramic tiled floor. Range of fitted base and wall units with work surface and tiled splash backs incorporating one and a half stainless steel sink unit. Breakfast bar. Built in electric oven. Inset gas hob with extractor fan over. Recess for fridge freezer. Plumbing for slimline dishwasher. Door to potting shed and rear garden.

UTILITY ROOM

Upvc double glazed window to front. Power and lighting. Plumbing for automatic washing machine.

BATHROOM

Part tiled walls. Three piece suite comprising of panelled bath with shower over, low level wc and pedestal wash hand basin. Extractor fan.

FIRST FLOOR

Upvc double glazed windows to side. Laminate wood flooring. Access to loft space. Door to :

BEDROOM ONE

14' 2" to wardrobe front x 9' 5"

(4.32m x 2.88m) Upvc double glazed window to front with obscure double glazed leaded fanlights. Built in wardrobe with hanging and storage. Central heating radiator. Door to :- Storage cupboard/wardrobe with hanging and shelving. Also housing Ideal Logic gas central heating boiler.

BEDROOM TWO

10' 11" x 9' 10" (3.33m x 3.01m) Upvc double glazed window to rear with obscure glazed leaded fan lights. Laminate wood flooring. Central heating radiator.

SHOWER ROOM

Upvc obscure double glazed window to rear. Further upvc double glazed window to side. Three piece suite comprising of walk in shower cubicle, pedestal wash hand basin and low level wc. Central heating radiator.

OUTSIDE

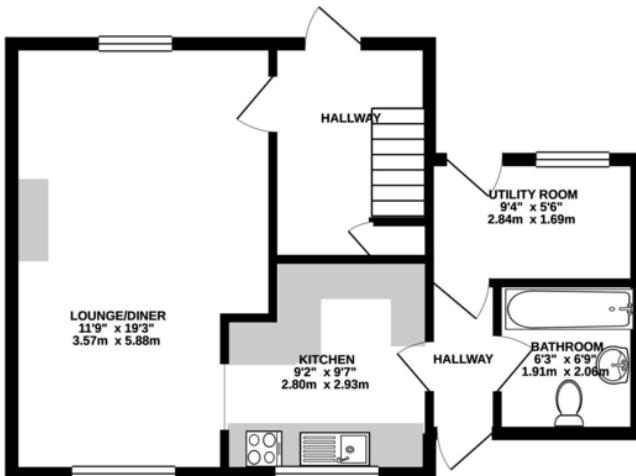
FRONT GARDEN - A good size front garden laid mainly to lawn with path leading to front door. Trees and shrubs.

REAR GARDEN - Enclosed rear garden.

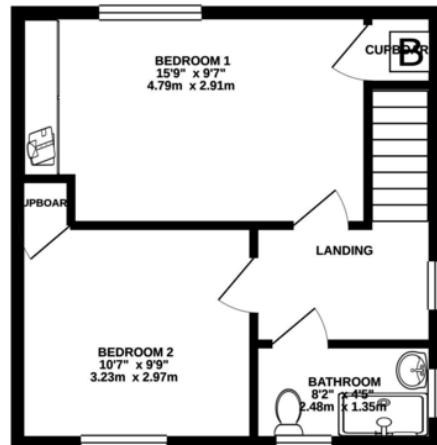


FLOORPLANS

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



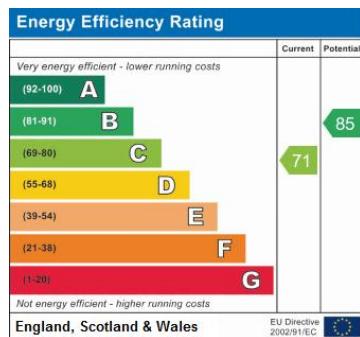
1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 sq.m.) approx.

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 mis-statement. The floorplan illustration is for guidance 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 operability or efficiency can be given.

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