

# Dinas Street

Grangetown | Cardiff | CF11 6QZ

Three Bedroom Mid Terraced House | Asking Price Of £320,000



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# PROPERTY DESCRIPTION

**\*\*TRADITIONAL MID TERRACED HOUSE\* NO CHAIN\*\*** MGY are pleased to offer for sale a traditional three bedroom mid terraced house, situated within the popular Grangetown area. Walking distance to Cardiff City Centre and local amenities. The spacious accommodation briefly comprises of entrance hall, living room, dining room, modern kitchen, three double bedrooms, bathroom and low maintenance rear garden. The property further benefits from gas central heating, bay fronted windows, a forecourt and lovely original features. No chain. Viewing highly recommended.

- **Tenure** Freehold
- **Council Tax Band D**
- **Floor Area (approx.)** 1108 sq ft
- **Viewing Arrangements** Strictly by Appointment

## ENTRANCE HALL

Entered via forecourt. Original tiled flooring. Wall mounted radiator. Carpeted stairway. Doors leading to living room and dining room.

## LIVING ROOM

14' 1" x 11' 8" (4.30m x 3.58m)  
Double glazed uPVC bay windows to front. Wood flooring. Wall mounted radiator. Feature fireplace. Original coving. TV Aerial point. Telephone point.

## DINING ROOM

17' 10" x 12' 10" (5.46m x 3.93m)  
Double glazed uPVC French doors to rear garden. Original wood flooring. Wall mounted radiator. Feature fireplace. TV Aerial point. Telephone point. Open plan to kitchen.

## KITCHEN

11' 8" x 8' 9" (3.57m x 2.67m)  
Double glazed uPVC French doors to rear garden. Additional double glazed uPVC window to side. Tiled flooring. Part tiled splashback.

Fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Oven, with five ring gas hob. Extractor hood over. Integrated fridge/freezer, dishwasher & washing machine. Spotlights.

## FIRST FLOOR LANDING

Carpeted flooring. Loft access. Doors leading to bedrooms.

## MASTER BEDROOM

17' 10" x 14' 1" (5.46m x 4.30m)  
Double glazed uPVC bay windows to front. Wood flooring. Feature fireplace. Wall mounted radiator.

## BEDROOM TWO

12' 10" x 11' 1" (3.93m x 3.39m)  
Double glazed uPVC windows to rear. Double bedroom. Wood flooring. Built in wardrobe. Feature fireplace. Wall mounted radiator.

## BEDROOM THREE

8' 11" x 8' 0" (2.74m x 2.46m)  
Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Feature fireplace. Wall mounted radiator.

## BATHROOM

9' 0" x 5' 5" (2.75m x 1.66m)  
Double glazed uPVC window to side. Tiled flooring. Part tiled walls. Panelled bath, with glass shower screen. Pedestal wash hand basin. Heated towel rail. Spotlights.

## REAR GARDEN

Low maintenance rear garden. Laid to lawn, with gravel area. Brick surround and outhouse.

## TENURE

MGY are advised that the property is freehold.





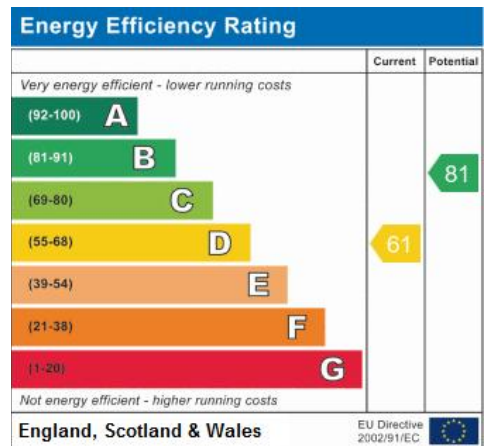
# FLOORPLANS

GROUND FLOOR

1ST FLOOR



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. 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 operability or efficiency can be given.  
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