

# Pomeroy Street

Cardiff | CF10 5GS



Two Bedroom Mid Terraced House | Asking Price Of £230,000



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# PROPERTY DESCRIPTION

**\*\*TRADITIONAL MID TERRACED HOUSE\* NO CHAIN\*\*** MGY are pleased to offer for sale a traditional, two bedroom mid terraced house, situated within walking distance of Mermaid Quay and with easy access to the City Centre. The spacious accommodation briefly comprises of entrance hall, living/dining room, separate kitchen, two double bedrooms, large bathroom and low maintenance rear garden, with ample sun. 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.)** 829 sq ft
- **Viewing Arrangements** Strictly by Appointment

## ENTRANCE HALL

7' 5" x 2' 11" (2.27m x 0.90m)

Entered via forecourt and porch. Laminate flooring. Doors leading to living room and dining room.

## LIVING ROOM

13' 0" x 11' 1" (3.98m x 3.38m)

Double glazed uPVC windows to rear. Laminate flooring. Wall mounted radiator. Built in storage cupboard. Coving. TV Aerial point. Doors leading to kitchen and first floor. Open plan to dining room.

## DINING ROOM

12' 1" x 9' 8" (3.70m x 2.95m)

Double glazed uPVC bay windows to front. Laminate flooring. Original fireplace. Telephone point. Coving.

## KITCHEN

14' 11" x 8' 4" (4.55m x 2.55m)

Double glazed uPVC windows and door to side. Vinyl tile effect flooring. Part tiled splashbacks. Fitted wall and base units, with work surfaces incorporating stainless steel sink.

Integrated oven and five ring gas hob, with extractor hood over.

Space for fridge freezer and washing machine. Storage cupboard. Wall mounted radiator.

## FIRST FLOOR LANDING

Carpeted flooring. Loft access. Doors leading to bedrooms and bathroom.

## MASTER BEDROOM

12' 0" x 9' 9" (3.66m x 2.99m)

Double glazed uPVC windows to front. Ample natural daylight. Carpeted flooring. Two built in wardrobes. Wall mounted radiator. Original fireplace. TV Aerial point.

## BEDROOM TWO

11' 1" x 10' 0" (3.38m x 3.06m)

Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Feature wallpaper wall. Wall mounted radiator.

## BATHROOM

11' 10" x 8' 4" (3.62m x 2.56m)

Large bathroom. Double glazed uPVC windows to rear. Vinyl tile effect flooring. Part tiled walls. Original fireplace. Panelled bath, with shower over and glass shower screen. W.C. Vanity enclosed wash hand basin. Storage cupboard, housing Combi boiler. Wall mounted radiator. Loft access.

## REAR GARDEN

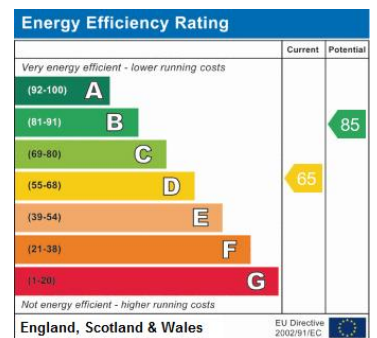
Low maintenance rear garden, with ample sun. Paved, with brick surround and fencing. Accessed from the kitchen.

## TENURE

MGY are advised that the property is freehold.



# FLOORPLANS



Cardiff Bay 029 2046 5466

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

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