

Clive Street,

Grangetown, Cardiff, CF11 7HJ



Estate Agents and  
Chartered Surveyors

Offers in Excess Of

**£290,000**



Four Bedroom Mid-Terraced House



# Property Description

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

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 1,615 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## ENTRANCE HALL

Entered via front garden and uPVC Door. Tiled flooring to separate porch. Additional door leading to entrance hall. Carpeted flooring. Wall mounted radiator. Under stair storage. Doors leading to living room and dining room. Stairway to first floor.

## LIVING ROOM

27' 11" x 13' 3" (8.51m x 4.04m)  
Double glazed uPVC bay windows to front. Carpeted flooring. Two fireplaces. TV Aerial point. Telephone point. Two wall mounted radiators. Coving to ceiling. Door leading to utility room. Built in storage cupboards.

## DINING ROOM

16' 3" x 11' 4" (4.96m x 3.47m)  
Double glazed uPVC windows to side. Wall mounted radiator. Feature fireplace. Door leading to kitchen.

## KITCHEN

11' 4" x 10' 4" (3.47m x 3.17m)  
Windows to rear. Door leading to rear garden. Large kitchen. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Four ring electric hob. Splash back. Space for oven, fridge freezer, washing machine and dishwasher.

## UTILITY ROOM

6' 5" x 5' 8" (1.98m x 1.74m)  
Double glazed uPVC door, leading to rear garden. Tiled flooring. Part tiled walls. Wall and base units. Accessed from the living room.

## FIRST FLOOR

Carpeted flooring. Built in storage cupboards. Stairway to loft space. Doors leading to bedrooms and bathroom.

## MASTER BEDROOM

18' 0" x 12' 2" (5.50m x 3.71m)  
Wooden frame windows to front. Wood flooring. Wall mounted radiator. Coving to ceiling.

## BEDROOM TWO

12' 2" x 11' 5" (3.71m x 3.50m)  
Double glazed uPVC windows to rear. Double bedroom. Built in storage cupboard. Wall mounted radiator.

## BEDROOM THREE

12' 10" x 11' 4" (3.93m x 3.46m)  
Double glazed uPVC windows to side. Double bedroom. Wall mounted radiator.

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## BEDROOM FOUR

11' 3" x 10' 6" (3.43m x 3.22m)

Double glazed uPVC windows to rear. Double bedroom. Storage cupboard, housing Combi boiler. Wall mounted radiator.

## BATHROOM

6' 5" x 5' 0" (1.97m x 1.53m)

Obscure double glazed windows to side. Fully tiled walls. Double shower cubicle. Vanity enclosed wash hand basin. W.C. Extractor fan.

## GARDEN

Low maintenance rear garden. Paved, with brick surround. Side access from the kitchen and secure gated lane access to rear gate. Outhouse, with W.C.

## GARAGE

Single garage, accessed from the rear garden.

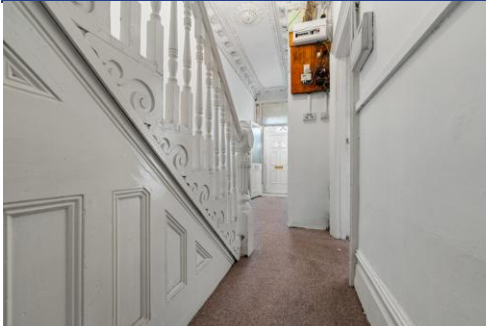
## TENURE

MGY are advised that the property is freehold.

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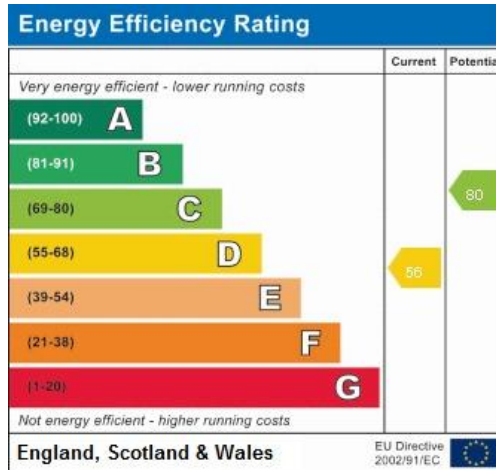
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other space 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. Made with Metageo C2022



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