

# Llanmaes Street

Grangetown, Cardiff, CF11 7LQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£215,000**



Mid-Terraced House



# Property Description

**\*\*THREE BEDROOM MID-TERRACED HOUSE\* NO CHAIN\*\*** MGY are pleased to offer for sale a spacious three 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 with porch, living room, kitchen, dining room, reception room, shower room, three bedrooms, bathroom and low maintenance rear garden. The property further benefits from gas central heating and double glazing. No chain. Viewing highly recommended.

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,195 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with obscure glass panels. Porch area. Carpeted flooring. Wall mounted radiator. Doors leading to living room and kitchen/diner. Carpeted stairway to first floor.

## LOUNGE

11' 7" x 10' 10" (3.54m x 3.32m)  
Double glazed uPVC windows to front. Carpeted flooring. TV Aerial point. Telephone point. Wall mounted radiator. Coving to ceiling.

## KITCHEN

Double glazed uPVC windows to side. Door leading to rear garden. Tiled flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Integrated oven and four ring electric hob, with extractor hood over. Space for fridge freezer, washing machine and dishwasher. Wall mounted radiator. Door leading to shower room.

## DINING ROOM

15' 5" x 9' 1" (4.71m x 2.77m)  
Double glazed uPVC windows to side. Laminate wood effect flooring. Wall mounted radiator. Coving to ceiling.

## RECEPTION ROOM

12' 9" x 9' 1" (3.91m x 2.79m)  
Double glazed uPVC windows to rear. Carpeted flooring. Wall mounted radiator. Coving to ceiling.

## SHOWER ROOM

8' 5" x 5' 5" (2.58m x 1.66m)  
Obscure double glazed uPVC windows to rear. Tiled flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Wall mounted radiator. Extractor fan. Recently serviced Combi boiler. Wall mounted mirrored vanity unit.

## FIRST FLOOR

Carpeted flooring. Access to insulated loft. Doors leading to bedrooms and bathroom.

## MASTER BEDROOM

15' 1" x 10' 11" (4.61m x 3.33m)  
Double glazed uPVC windows to front. Carpeted flooring. Wall mounted radiator.

## BEDROOM TWO

12' 2" x 9' 2" (3.71m x 2.80m)  
Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Wall mounted radiator.

## BEDROOM THREE

9' 3" x 8' 3" (2.83m x 2.52m)  
Double glazed uPVC windows to rear. Carpeted flooring. Wall mounted radiator.

## BATHROOM

7' 1" x 5' 6" (2.16m x 1.69m)  
Obscure double glazed uPVC windows to side. Tiled flooring. Fully tiled walls. Panelled bath. Pedestal wash hand basin. Wall mounted radiator. Extractor fan. Wall mounted mirror, with lighting over.

## REAR GARDEN

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

## TENURE

MGY are advised that the property is freehold.

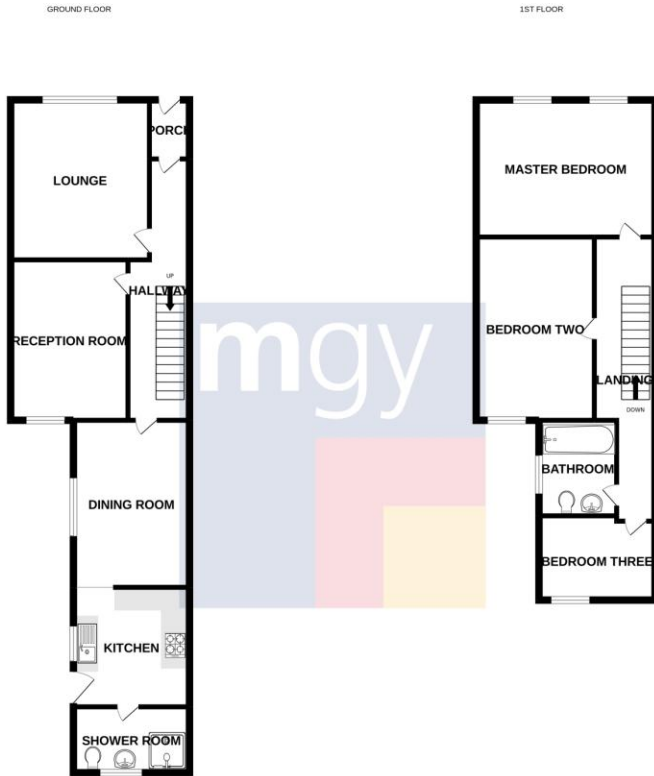
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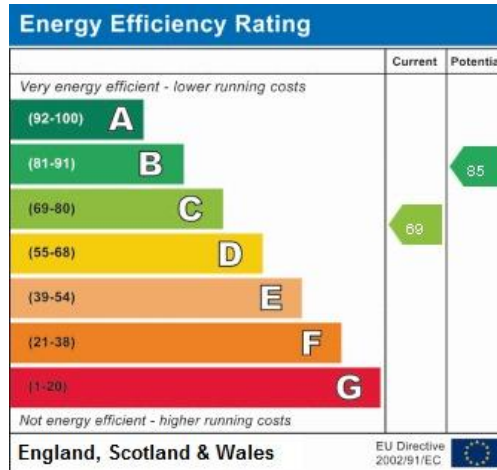


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