

Paget Street,

Grangetown, Cardiff, CF11 7JX



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£275,000**



Three Bedroom Mid-Terraced House



# Property Description

**\*\*SPACIOUS, THREE BEDROOM, MID-TERRACED HOUSE\*\*** MGY are delighted to bring to market this three bedroom, mid-terraced house situated in the popular Grangetown area and within walking distance to the City Centre and plenty of local amenities. The spacious accommodation briefly comprises of entrance hall, living room, reception room, kitchen, cloakroom, three bedrooms and family bathroom. The property further benefits from gas central heating, a low maintenance rear garden, single garage and double-glazing throughout. \*Viewing highly recommended\*

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,302 sq ft

Viewing Arrangements  
Strictly by appointment

## FRONT

Enclosed front courtyard with gate. Pathway leading to front door.

## ENTRANCE HALL

Entered via wooden front door with obscure glass window insert leading from pathway of enclosed front garden. Carpet to floor. Pendant light fitting. Under stairs storage area. Doors leading to living room and reception room. Power points. Stairs rising to first floor.

## LIVING ROOM

24' 0" x 12' 7" (7.33m x 3.85m)  
Double-glazed bay window to front. Carpet to floor. Two wall mounted radiators. High ceiling. Pendant light fittings. Built in shelving to alcoves. Power points. Coving to ceiling. Double-glazed French doors leading to rear garden. Door leading to reception room.

## RECEPTION ROOM

15' 8" x 10' 1" (4.80m x 3.08m)  
Double-glazed windows to side. Accessed from entrance hall and living room. Laminate wood effect flooring. Inset storage, with shelving. Wall mounted radiator. Pendant light fitting. Power points. Coving to ceiling. Stone feature fireplace. Door leading to kitchen.

## KITCHEN

15' 1" x 10' 1" (4.60m x 3.08m)  
Double-glazed windows to rear and side. Large fitted kitchen with a range of wall and base units, with worktops over incorporating stainless steel sink. Ample storage. Wall mounted Combi-boiler. Space for appliances. Pendant light fitting. Power points. Door leading to rear garden. Door leading to cloakroom.

## CLOAKROOM

Obscure double-glazed window to side. Concrete flooring. W.C. Pendant light fitting.

## FIRST FLOOR

Carpet to floor. Pendant light fitting. Doors leading to bedrooms and bathroom. Access to insulated loft.

## MASTER BEDROOM

16' 3" x 10' 10" (4.97m x 3.32m)  
Two double-glazed windows to front. Large double bedroom. Carpet to floor. Pendant light fitting. Alcoves. Wall mounted radiator. Power points.

## BEDROOM TWO

11' 3" x 10' 11" (3.45m x 3.33m)  
Double-glazed window to rear. Double bedroom. Original wooden flooring. Pendant light fitting. Power points. Alcoves.

## BEDROOM THREE

10' 1" x 7' 8" (3.08m x 2.35m)  
Double-glazed windows to rear. Wall mounted radiator.

## BATHROOM

7' 2" x 6' 5" (2.20m x 1.97m)  
Obscure double-glazed window to side. Tiled flooring. Fully tiled walls. W.C. Pedestal wash hand basin with hot and cold tap over. Panelled bath with hot and cold tap and mains powered shower over. Wall mounted radiator. Extractor fan.

## GARDEN

Low maintenance rear garden. Laid to patio, with brick surround. Access to the single garage. Outhouse. Accessed from the living room, kitchen and cloakroom area.

## GARAGE

Secure gated lane access, to single garage. Door access to garage, from rear garden.

## TENURE

MGY are advised that the property is FREEHOLD.

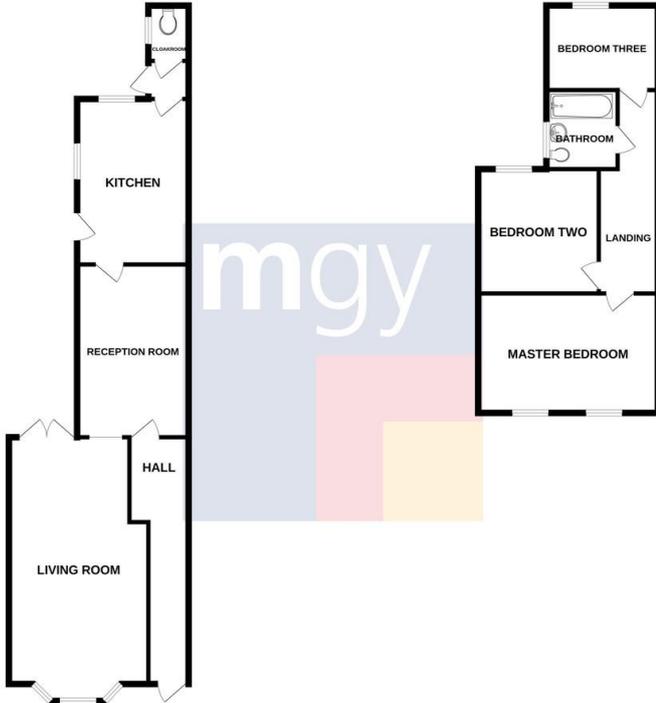
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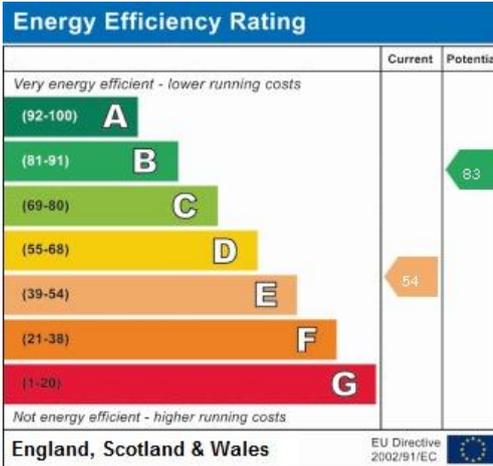
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GROUND FLOOR

1ST FLOOR



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