

South Clive Street, Grangetown, Cardiff, CF11 7EH



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£243,000



Two Bedroom Mid-Terraced House

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Property Description

****TRADITIONAL MID-TERRACED HOUSE**** MGY are pleased to offer for sale a spacious two 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, lounge, kitchen, two double bedrooms, loft room, bathroom, low maintenance rear garden and driveway. The property further benefits from original features, bay windows, gas central heating and double glazing throughout. Viewing highly recommended.

Tenure Freehold

Council Tax Band C

Floor Area Approx 624 sq ft

Viewing Arrangements
Strictly by appointment

FRONT

Large driveway, with space for two cars.

ENTRANCE HALL

Entered via double glazed uPVC door. Laminate wood effect flooring. Door leading to lounge. Stairs rising to first floor.

LIVING ROOM

13' 1" x 12' 5" (4.01m x 3.81m)
Double glazed uPVC bay windows to front. Laminate wood effect flooring. Wall mounted radiator. Feature fireplace. TV Aerial point. Coving. Archway leading to kitchen.

KITCHEN

12' 6" x 5' 11" (3.83m x 1.81m)
Double glazed uPVC windows to front. Vinyl tile effect flooring. Modern fitted kitchen, with a range of wall and base units with worktops over incorporating stainless steel sink. Built in oven and four ring gas hob. Space for fridge freezer. Storage cupboard. Double glazed uPVC door, leading to rear garden.

FIRST FLOOR

Doors to bedrooms and bathroom. Access to loft room.

MASTER BEDROOM

15' 7" x 9' 4" (4.75m x 2.85m)
Double glazed uPVC windows to front. Solid wood flooring. New wall mounted radiator. Coving.

BEDROOM TWO

9' 10" x 9' 6" (3.01m x 2.92m)
Double glazed uPVC windows to rear. Double bedroom. Solid wood flooring. New wall mounted radiator. Coving. Storage cupboard, housing Combi-boiler.

LOFT ROOM

16' 0" x 9' 5" (4.89m x 2.88m)
Double glazed sky light. Solid wood flooring. Spotlights.

BATHROOM

6' 1" x 5' 7" (1.87m x 1.71m)
Obscure double glazed uPVC windows to rear. Tiled flooring. Part tiled walls. W.C. Pedestal wash hand basin. Panelled bath, with shower attachment over. Extractor fan.

REAR GARDEN

Low maintenance south facing garden. Laid to lawn, with Indian slate seating area. Fence and brick surround. External power point. Large new solid wood shed, with internal power point.

TENURE

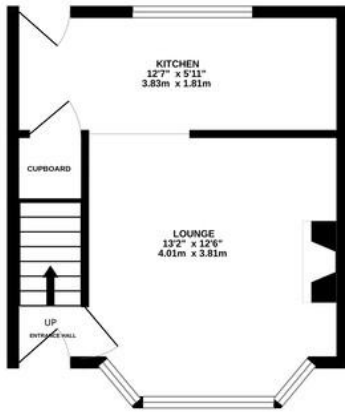
MGY are advised that the property is freehold.

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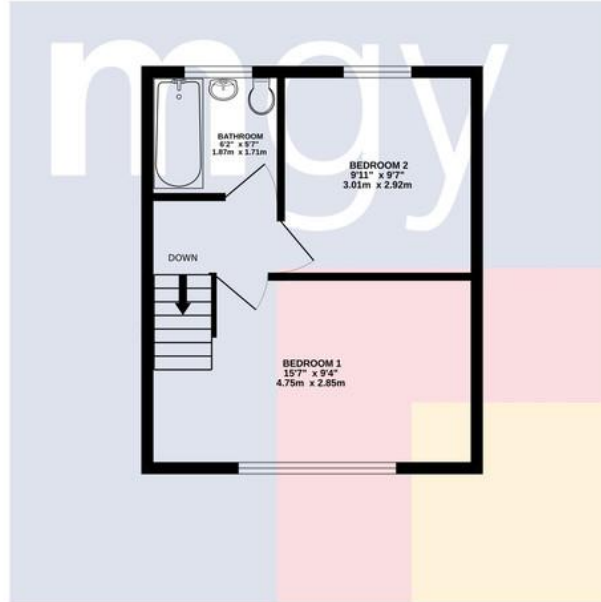


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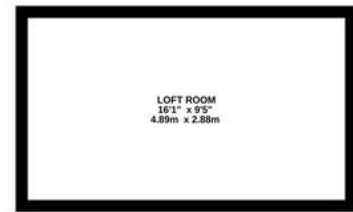
GROUND FLOOR



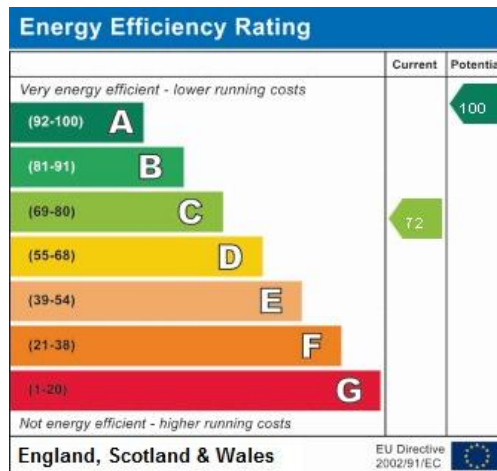
1ST FLOOR



2ND 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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