

Inchmarnock Street, Splott, Cardiff, CF24 2AL



Estate Agents and
Chartered Surveyors

Asking Price Of

£149,950



One Bedroom Mid-Terraced House



1



1



1



1

Property Description

****IDEAL FIRST TIME PURCHASE**** MGY are pleased to present for sale this modern one bedroom, terraced house. The property comprises of entrance porch, living room, kitchen, bathroom, bedroom and loft room. The modern accommodation further benefits from a low maintenance rear courtyard, double glazing throughout and gas central heating. The property is situated in this vibrant area, close to the City Centre and many amenities, including a wide array of shops and popular restaurants and bars. Viewing recommended. Ideal first time purchase.

Tenure Freehold

Council Tax Band C

Floor Area Approx TBC

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

9' 1" x 4' 10" (2.77m x 1.48m)
Entered via uPVC door, to porch area.
Door leading to living room.

LIVING ROOM

19' 1" x 15' 9" (5.84m x 4.81m)
Double glazed uPVC windows to front.
Laminate wood effect flooring. Space
for log burner. Wall mounted radiator.
TV Aerial point. Telephone point. Built
in storage cupboards.

KITCHEN

19' 1" x 14' 0" (5.84m x 4.28m)
Double glazed uPVC windows and
door, leading to rear courtyard. Tiled
flooring. Part tiled walls. Wall mounted
radiator. Modern fitted kitchen, with
ample storage. Wall and base units,
with work surfaces incorporating
stainless steel sink. Free standing
oven, with extractor hood over.
Stainless steel extractor hood. Space
for fridge, freezer and dishwasher.

FIRST FLOOR

Carpeted flooring. Doors leading to
bedroom and bathroom. Access to loft
space.

BEDROOM

19' 1" x 12' 5" (5.84m x 3.81m)
Double glazed uPVC windows to front.
Wall mounted radiator. Laminate wood
effect flooring. Feature fireplace.

LOFT ROOM

19' 1" x 14' 9" (5.84m x 4.52m)
Two skylights. Laminate wood effect
flooring. Eaves storage.

BATHROOM

14' 0" x 12' 7" (4.28m x 3.84m)
Obscure double glazed uPVC windows
to rear. Vinyl wood effect flooring. Part
tiled walls. Panelled bath, with shower
over. Pedestal wash hand basin. W.C.
Extractor fan. Wall mounted radiator.
Storage cupboard, housing Combi-
boiler.

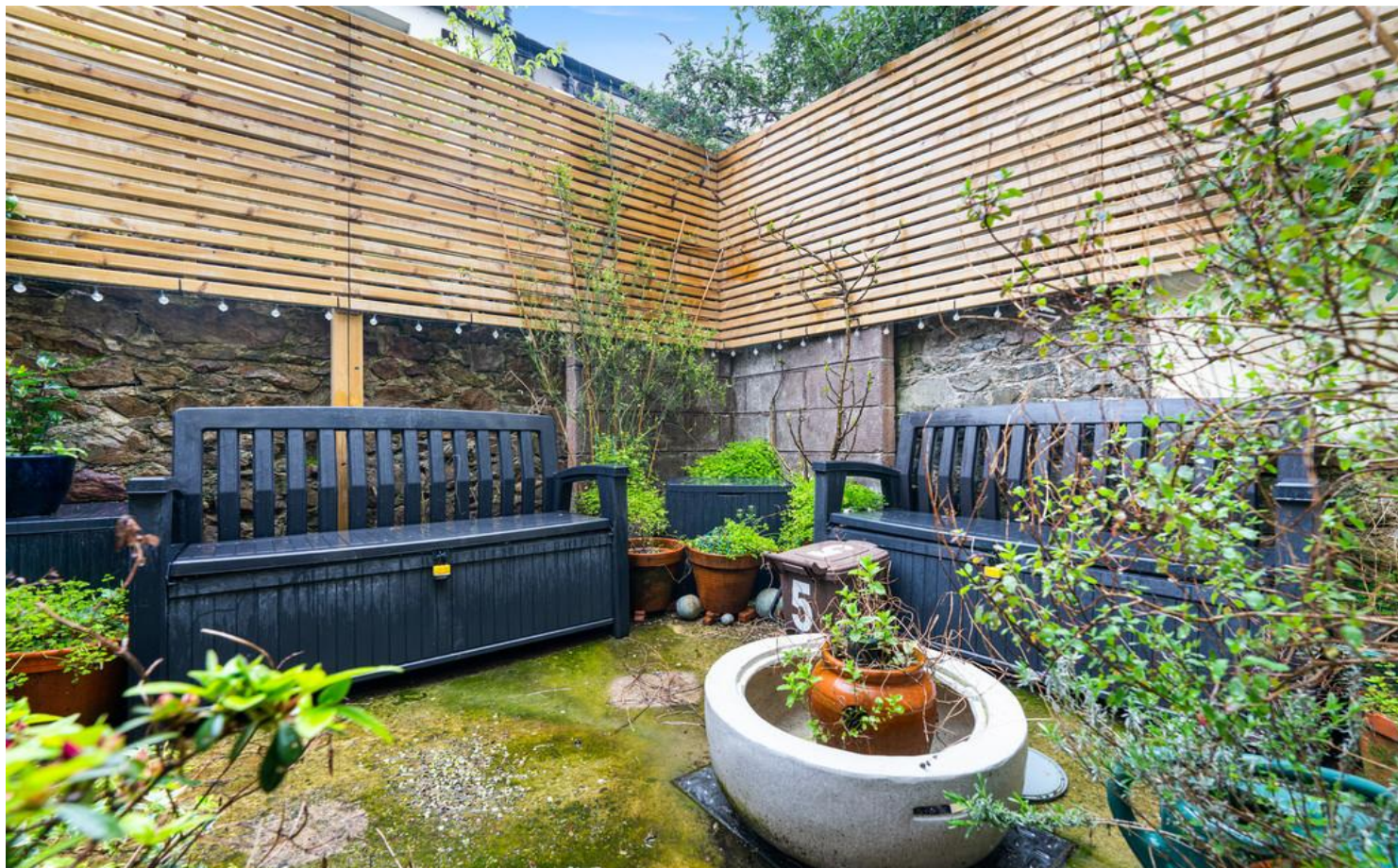
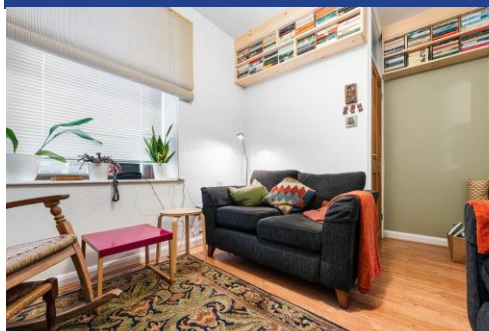
COURTYARD

Low maintenance courtyard. Paved,
with brick and fence surround.
Accessed from the kitchen.

TENURE

MGY are advised that the property is
freehold.

Inchmarnock Street,
Splott, Cardiff, CF24 2AL



Inchmarnock Street,
Splott, Cardiff, CF24 2AL

Cardiff 029 2046 5466

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



mgy.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.