

# Holmesdale Street, Grangetown, Cardiff, CF11 7BW



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£350,000**



## Four Bedroom Mid-Terraced House

4

1

1

2

# Property Description

**\*\*TRADITIONAL MID-TERRACED HOUSE - IMMACULATEDLY PRESENTED\*\*** MGY are pleased to offer for sale a well presented four bedroom mid-terraced house, situated within the popular Holmesdale Street, Grangetown. Walking distance to Cardiff City Centre, Cardiff Bay and local amenities. The spacious accommodation briefly comprises of entrance hall, living room, dining room, kitchen, four bedrooms, bathroom and low maintenance rear garden. The property further benefits from original features, gas central heating and double glazing throughout. Viewing highly recommended.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,410 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via forecourt, with original tiled flooring and wooden door, with obscure glass panels. Original tiled flooring to porch. Double doors, with glass panels, leading to spacious entrance hall. Wood flooring. High ceilings, with coving. Wall mounted radiator. Doors leading to living room and dining room. Carpeted stairway to first floor. Under stair storage cupboard.

## LIVING ROOM

26' 2" x 13' 7" (7.98m x 4.16m)  
Double glazed uPVC bay windows to front. Additional double glazed uPVC French doors, leading to rear garden. Carpeted flooring. TV Aerial point. Telephone point. Two wall mounted radiators. Coving to ceiling.

## DINING ROOM

17' 2" x 11' 3" (5.25m x 3.44m)  
Double glazed uPVC French doors to side, leading to rear garden. Original wood flooring. Coving to ceiling. Wall mounted radiator. Spotlights. Archway, leading to kitchen.

## KITCHEN

11' 3" x 6' 1" (3.45m x 1.87m)  
Double glazed uPVC windows to rear. Additional uPVC door to side, leading to rear garden. Laminate wood effect 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. Integrated fridge freezer, dishwasher and washer/dryer. Coving to ceiling. Spotlights.

## FIRST FLOOR

Spacious landing. Carpeted flooring. Wall mounted radiator. Loft access. Doors leading to bedrooms and bathroom.

## MASTER BEDROOM

18' 1" x 11' 2" (5.53m x 3.41m)  
Double glazed uPVC windows to front. Large double bedroom. Carpeted flooring. Wall mounted radiator. Coving to ceiling. TV Aerial point. Spotlights.

## BEDROOM TWO

11' 8" x 9' 9" (3.58m x 2.98m)  
Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Large built in wardrobe, with mirrored sliding doors. Wall mounted radiator. TV Aerial point.

## BEDROOM THREE

8' 7" x 8' 2" (2.64m x 2.51m)  
Double glazed uPVC windows to side. Carpeted flooring. Wall mounted radiator. TV Aerial point.

## BEDROOM FOUR

11' 4" x 7' 7" (3.46m x 2.32m)  
Double glazed uPVC windows to rear. Carpeted flooring. Built in wardrobe, with mirrored sliding doors. Storage cupboard, housing Combi-boiler. Wall mounted radiator.

## BATHROOM

7' 11" x 6' 7" (2.42m x 2.03m)  
Obscure double glazed uPVC windows to side. Tiled flooring. Fully tiled walls. Inset storage, with lighting. Free standing bath, with shower attachment. Separate shower cubicle, with rainfall shower and additional shower attachment. Vanity enclosed wash hand basin, with dual tap. W.C. Large wall mounted mirror, with lighting. Vanity unit. Heated towel rail. In-ceiling speakers. Spotlights.

## REAR GARDEN

Low maintenance rear garden. Artificial grass, with decking area and fence surround. Ample sun throughout the day. Outhouse, housing outside water supply. Accessed from the living room and dining room.

## TENURE

MGY are advised that the property is freehold.

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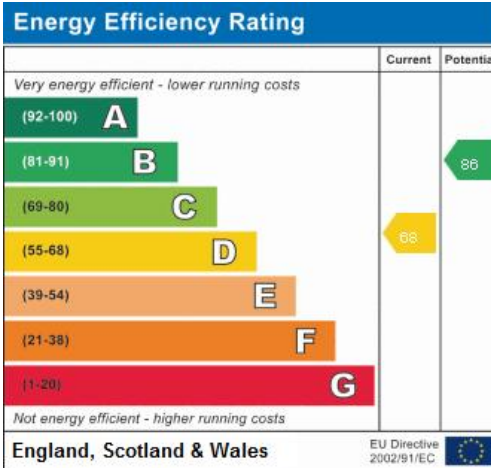
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GROUND FLOOR

1ST FLOOR



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