

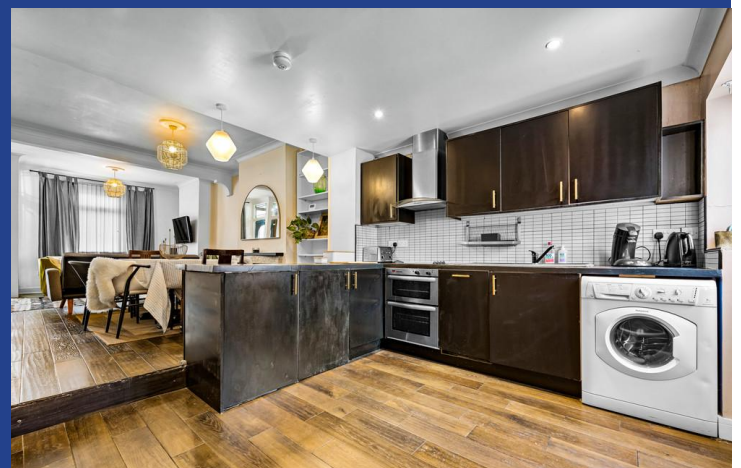
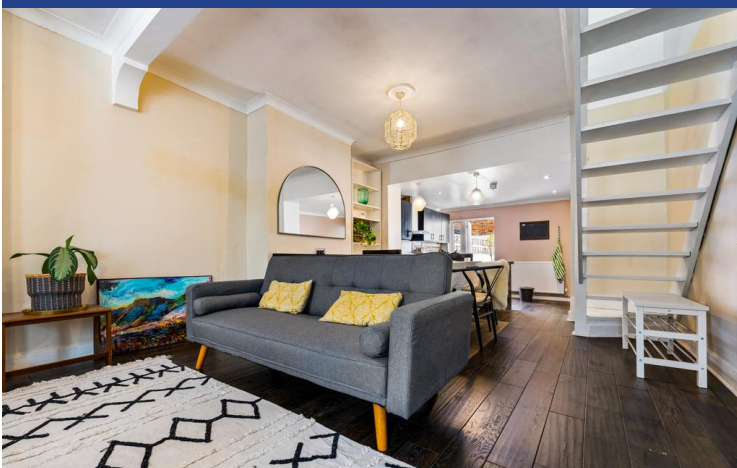
Devon Place,  
Grangetown,  
Cardiff, CF11 6PR



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£235,000**



Mid Terraced House



# Property Description

**\*\*MID TERRACED HOUSE\* NO CHAIN\*\*** MGY are pleased to offer for sale a cheerful two-bedroom mid-terraced house, situated on a quiet and friendly street within the popular Grangetown area. Walking distance to Cardiff City Centre and local amenities. The spacious accommodation briefly comprises of entrance hall, open plan living/dining room, modern kitchen, two double bedrooms, downstairs bathroom and low maintenance rear garden. The property has been refurbished throughout and benefits from gas central heating, double glazing throughout and a sizeable workshop to the rear of the garden. No chain. \*Viewing highly recommended. \*

Tenure Freehold

Council Tax Band C

Floor Area Approx 957 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE PORCH

Modern uPVC front door entering into porch area.

## LOUNGE/DINER

13' 0" x 22' 11" (3.98m x 6.99m)

A large open plan lounge come diner with engineered oak flooring throughout. Stairs rising up to the first floor. UPVC window to the front of the house. Functional gas fireplace and new radiator.

## KITCHEN

13' 0" x 9' 8" (3.98m x 2.96m)

A good sized fitted kitchen with a UPVC window to the side and a composite door to the rear entering into the enclosed rear garden. The kitchen has been recently refurbished with fitted goods such as electric oven/grill, four ring electric hob with extractor over, slimline dishwasher and washer dryer. Oak worktops and ample storage throughout.

## BATHROOM

7' 10" x 8' 2" (2.39m x 2.51m)

A large 4 piece bathroom suite with UPVC windows to the rear and the side, a separate bath and separate shower cubicle with an electric wall mounted shower unit and tiles throughout.

## BEDROOM ONE

13' 0" x 9' 8" (3.98m x 2.97m)

A large double bedroom to the front of the property with twin aspect UPVC windows. Restored pine flooring and new radiator.

## BEDROOM TWO

9' 8" x 13' 2" (2.97m x 4.02m)

A good sized double bedroom with a UPVC window to the rear. Newly fitted bespoke wardrobe. The wardrobe houses a brand new wall-mounted condensing combi-boiler which powers the central heating. Restored pine flooring and new radiator.

## LOFT

A boarded loft with electric and a very large space with scope for conversion.

## REAR GARDEN AND WORKSHOP

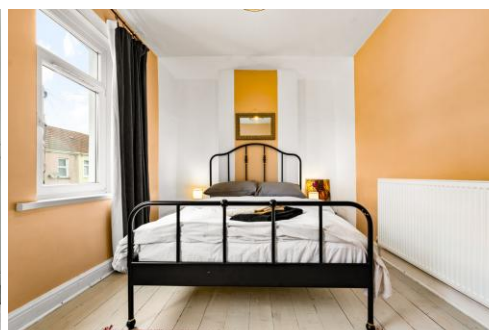
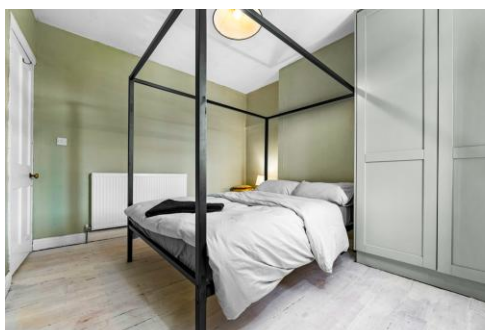
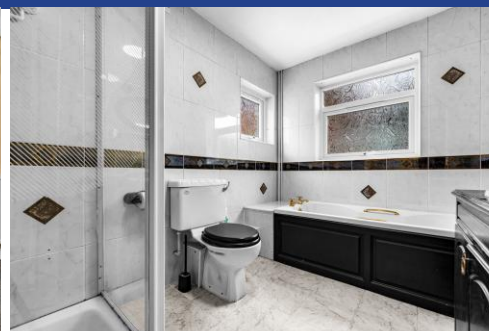
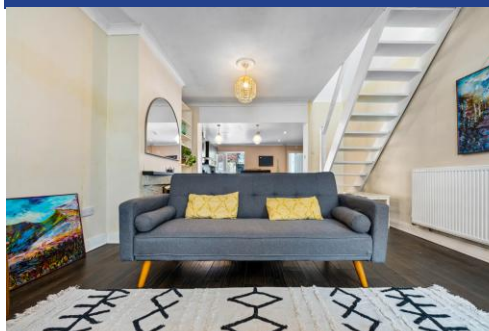
A rear enclosed garden with boundary walls either side and mainly laid patio slabs throughout. There is a sizeable workshop to the rear of the garden which has lots of potential.

## TENURE

MGY are advised that the property is freehold.



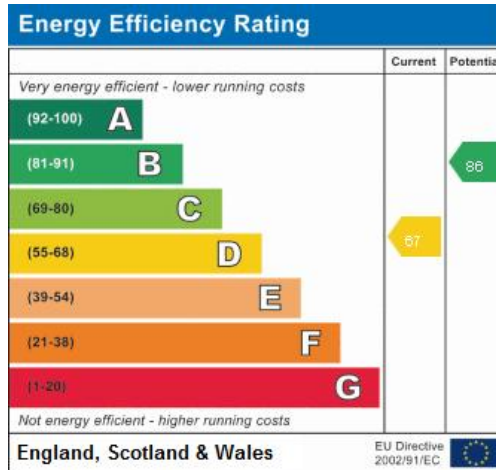
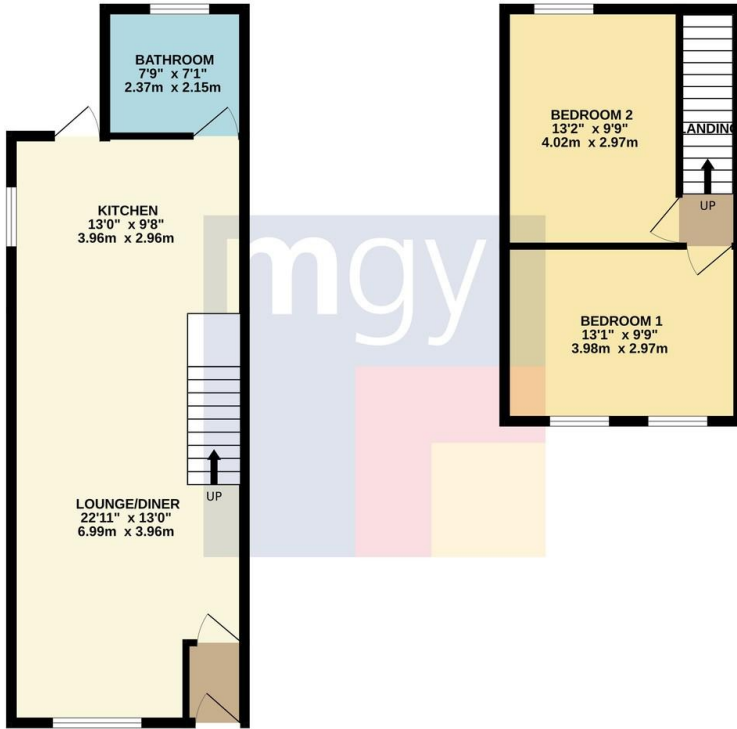
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# Devon Place, Grangetown, Cardiff, CF11 6PR

GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



Cardiff 029 2046 5466

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



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