

Stafford Road,

Grangetown, Cardiff, CF11 6SU



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£200,000**



End Terraced House



# Property Description

**\*\*END TERRACED HOUSE\*\*** MGY are pleased to offer for sale a three bedroom end of terrace house, situated within the popular Grangetown area. Walking distance to Cardiff City Centre and local amenities. The spacious accommodation briefly comprises of entrance hall, living, dining/sitting room, kitchen, shower room, three bedrooms, bathroom and low maintenance rear garden. The property further benefits from gas central heating. Viewing highly recommended.

**\*\*NO CHAIN\*\***

Tenure Freehold

Council Tax Band C

Floor Area Approx 1,085 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via uPVC composite door. Carpet. Pendant light fitting. Radiator. PowerPoints. Doors to all rooms. Stairs to first floor.

## LOUNGE

11' 11" x 10' 1" (3.64max x 3.08m)  
uPVC double glazed window to front aspect. Carpet. Alcoves. Pendant light to ceiling. Radiator. PowerPoints. TV Point.

## SITTING/DINING ROOM

9' 6" x 13' 5" (2.90m x 4.09m)  
uPVC double glazed window to rear aspect. Carpet. Alcoves. Pendant light to ceiling. Radiator. PowerPoints.

## KITCHEN

8' 10" x 13' 8" (2.71m x 4.17max)  
uPVC double glazed windows to side aspect. Vinyl flooring. Freestanding oven and gas hob. Fitted wall, base and drawer units with contrasting worktops incorporating stainless steel sink unit with hot and cold tap over. Space for fridge freezer. uPVC composite door leading to private rear garden. Pendant light fitting. Extractor. Radiator. PowerPoints.

## UTILITY ROOM

9' 1" x 4' 10" (2.77m x 1.48m)  
Continuation of vinyl flooring from kitchen. Plumbing for washing machine and space for tumble dryer. Doors leading to downstairs shower room and obscured glass uPVC door leading to private rear garden.

## DOWNSTAIRS SHOWER ROOM

Obscured glass uPVC double glazed window to rear aspect. White suite comprising pedestal wash hand basin with hot and cold tap over. Walk in shower with obscured glass panels and electric shower over. Low level WC with concealed cistem. Tiled walls. Vinyl flooring. Radiator. Pendant light fitting. Extractor.

## FIRST FLOOR

### FIRST FLOOR LANDING

Wooden balustrades. Carpet. Pendant light fitting.

### BEDROOM ONE

15' 2" x 10' 7" (4.63max x 3.25m)  
Two uPVC double glazed windows to front aspect. Alcoves. Carpet. Pendant light fitting. Radiator. PowerPoints.

### BEDROOM TWO

9' 7" x 12' 1" (2.93max x 3.69m)  
uPVC double glazed window to rear aspect. Carpet. Alcoves. Pendant light fitting. Radiator. PowerPoints.

### BEDROOM THREE

6' 1" x 8' 6" (1.87m x 2.61max)  
uPVC double glazed window to side aspect. Carpet. Pendant light fitting. Radiator. PowerPoints.

### BATHROOM

Obscured glass uPVC double glazed window to rear aspect. White suite comprising pedestal wash hand basin with hot and cold tap over. Panelled bath with hot and cold tap over. Low level WC with concealed cistem. Partly tiled walls. Fixed shelving. Vinyl flooring. Pendant light fitting.

### OUTSIDE

### REAR GARDEN

Private garden with lawn area and paved pathway. Fence and stone wall surround. Accessed from the kitchen and utility room.

### TENURE

MGY are advised that the property is FREEHOLD.

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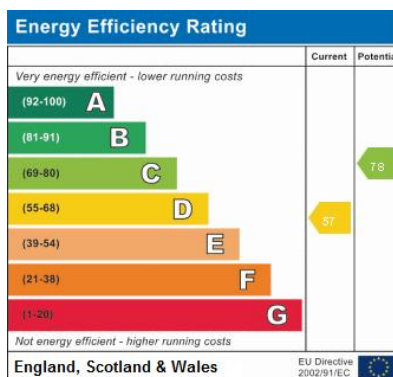
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GROUND FLOOR

1ST 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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Cardiff 029 2046 5466

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



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