

Durham Street, Grangetown, Cardiff, CF11 6PB



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£250,000



Mid Terraced House

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Property Description

SPACIOUS MID-TERRACED HOUSE LOCATED WITHIN WALKING DISTANCE TO THE CITY CENTRE MGY are delighted to bring to market this three bedroom, mid-terraced house situated on a quiet and friendly street within the popular Grangetown area. The property briefly comprises entrance hallway, lounge, kitchen/diner, three bedrooms and bathroom. The property further benefits from having a good sized rear garden, double glazed windows throughout, and is amongst plenty of local amenities. ***Viewing highly recommended***

Tenure Freehold

Council Tax Band C

Floor Area Approx 1,044 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

Entered via front door leading from street. Laminate flooring. Pendant light fitting. Built in under-stair storage. Radiator. Doors to living room and kitchen. Stairs to first floor.

LOUNGE

Composite flooring. Large double glazed window to front with fitted blinds as well as double glazed window to rear. Pendant light fittings. Built in shelving. Power points. Radiator. TV point.

KITCHEN/DINER

Range of wall, base and soft close drawer units with oak worktops over incorporating Belfast sink with mixer tap above. Slate tiled flooring with underfloor heating. Partially tiled walls. Five ring gas hob with oven beneath and extractor fan above. Dishwasher. Power points. Double glazed window to side with fitted blinds. Additional built in pantry storage separate from kitchen area. Pendant light fitting. Double glazed French doors leading to rear garden. Space for washing machine and fridge freezer. Radiator.

FIRST FLOOR

Split level landing. Pendant light fittings. Loft hatch (loft has been boarded and insulated). Carpet to floor. Doors to three bedrooms and bathroom.

BEDROOM ONE

Laminate flooring. Two double glazed windows with fitted blinds to front. Newly fitted built in wardrobes with ample hanging space. Radiator. Pendant light fitting. Power points.

BEDROOM TWO

Laminate flooring. Double glazed window with fitted blinds to rear. Pendant light fitting. Power points.

BEDROOM THREE

Laminate flooring. Pendant light fitting. Double glazed window with fitted blinds to side. Radiator. Built in shelving. Power points.

BATHROOM

White three piece suite comprising WC, wash hand basin with storage beneath and mixer tap over, and Roll-Top bath with mixer tap and shower head attachment above. Obscure window to rear. Built in storage cupboard housing Baxi boiler which was installed in 2015. Pendant light fitting. Radiator.

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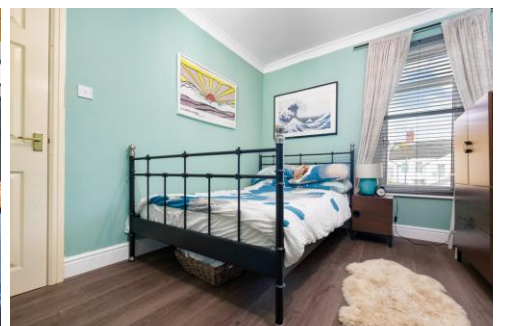
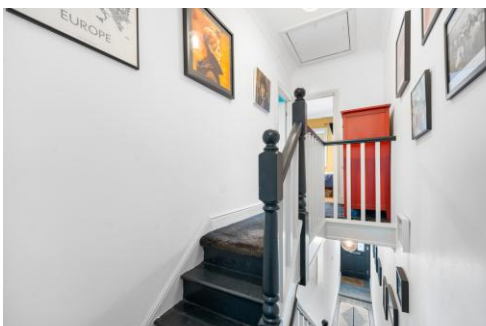
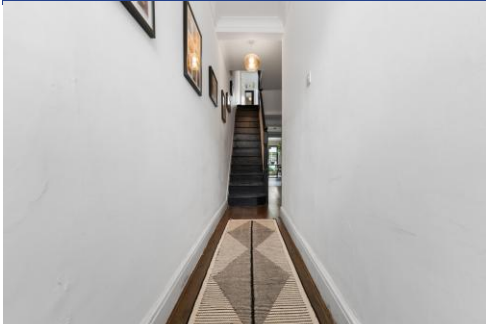
OUTSIDE

Rear Garden - Laid to patio leading to lawn. Shed.
Fence border.

TENURE

MGY are advised that the property is FREEHOLD.

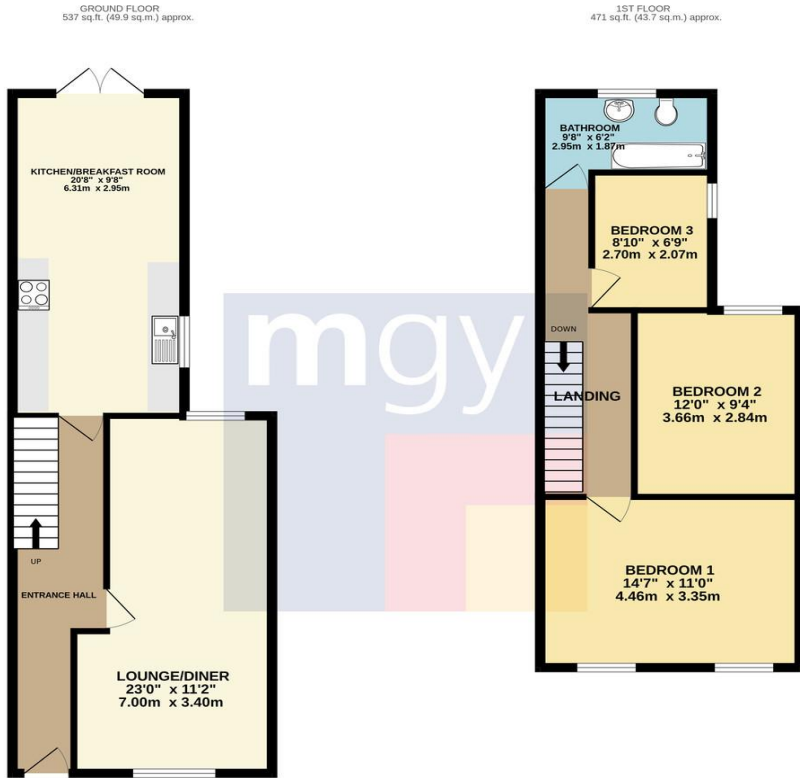
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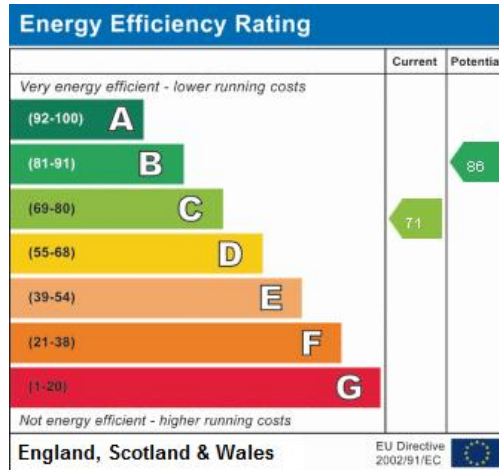
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TOTAL FLOOR AREA - 1008 sq.ft. (93.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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