

Adeline Street,

Adamsdown, Cardiff, CF24 2BH



Estate Agents and
Chartered Surveyors

Asking Price Of

£235,000



Three Bedroom Mid Terraced House

3

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Property Description

****IDEAL FIRST TIME PURCHASE**** MGY are pleased to present for sale this three bedroom mid terraced house. The property comprises of entrance hall, open plan living/dining room and kitchen, bathroom, and three bedrooms. The modern accommodation further benefits from a low maintenance rear south west facing garden, 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.

Tenure Freehold

Council Tax Band D

Floor Area Approx 995 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via uPVC composite door with obscured glass panels. Exposed wooden floorboards. Radiator with fixed wooden cover. Pendant light fitting and coving to ceiling. Storage cupboard with lighting and power. Doors to all rooms and stairs to first floor.

LOUNGE/DINER

23' 7" x 12' 3" (7.20m x 3.74m)
Double glazed uPVC windows to front and rear. Laminate wood effect flooring. Two wall mounted radiators. TV Aerial point. Open plan living, dining area, with ample storage. Two pendant lights and coving to ceiling. Alcoves. Exposed brick feature fireplace with slate base. PowerPoints.

KITCHEN

15' 5" x 8' 2" (4.71m x 2.51m)
Two uPVC double glazed windows to rear and side. Fully fitted kitchen with a range of wall, base and drawer units across three walls with complimentary worktops over incorporating a four ring gas hob and extractor above. Double stainless steel sink with mixer tap over. Tiled splashbacks. Fixed shelving. Integrated oven and grill. Integrated appliances such as fridge freezer, dish washer and washing machine. Tiled flooring and partly tiled walls. Wall mounted Baxi boiler.

Double-glazed obscured glass door leading to rear garden. Pendant light to ceiling. PowerPoints.

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing. Access to loft hatch. Pendant light and coving to ceiling. Carpet. PowerPoints.

BEDROOM ONE

15' 11" x 11' 1" (4.86m x 3.39m)
Two double glazed windows to front. Double bedroom. Exposed wooden floorboards. Pendant light with ceiling rose and coving to ceiling. Alcoves. Radiator. PowerPoints.

BEDROOM TWO

11' 10" x 10' 2" (3.63m x 3.12m)
Double glazed window to rear. Double bedroom. Carpet. Pendant light fitting and coving to ceiling. Alcoves. Radiator. PowerPoints.

BEDROOM THREE

9' 0" x 8' 4" (2.75m x 2.55m)
Double glazed window to rear. Pendant light fitting to ceiling. Vinyl floor. Radiator. PowerPoints.

BATHROOM

6' 5" x 5' 4" (1.97m x 1.65m)
Obscure double glazed uPVC window to side. Tiled flooring. Partly tiled walls. Panelled bath, with mains shower over and glass shower screen. Vanity wash hand basin with mixer tap over and cupboard underneath. W.C. Extractor fan. Pendant light to ceiling. Heated towel rail.

OUTSIDE

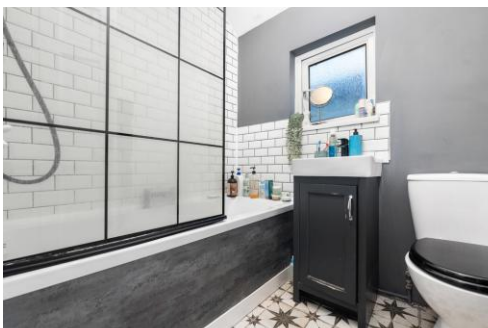
REAR GARDEN

Low maintenance south west facing garden. Laid to patio. Fenced border surround. Outside tap.

TENURE

MGY are advised that the property is freehold.

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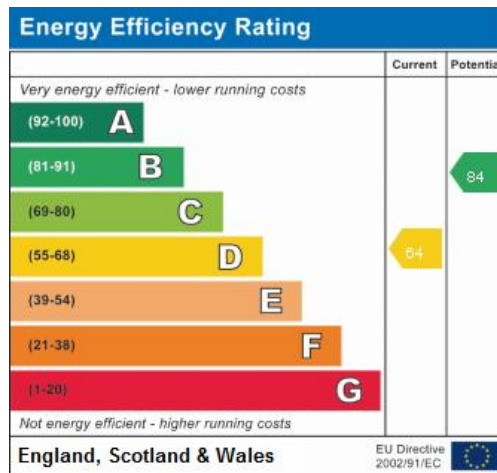
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GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA - 995 sq.ft. (92.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other details 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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