

# 3 Marlborough Terrace, Cathays, Cardiff, CF10 3DW



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£250,000**



Terraced House

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# Property Description

A great two bedroom terrace home within walking distance to Cardiff City Centre and a rear garden backing onto Blackweir Feilds. Internally the home briefly comprises; entrance hall, kitchen with open plan lounge/dining room all to the ground floor. To the first floor you will find two bedrooms and family bathroom. Outside the property offers off road parking for one car to the front with a front garden laid to lawn. The rear garden is enclosed and comprises of a stone chipped area with the remainder laid to lawn. A range of plants and shrubbery surround the garden offering privacy and colour with Blackweir fields in the distance. More images coming soon.

(Newly fitted kitchen in 2017 - plus planning permission which has now lapsed for an extension - please ask for more information.)

Tenure Freehold

Council Tax Band D

Floor Area Approx 796 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

Located off North Road, within close proximity to the City Centre. Excellent transport links.

## ENTRANCE HALL

Enter into hallway via uPVC front door. Carpeted staircase leading to first floor. smooth walls and ceilings with spot lighting and laminate floor. Door leading into kitchen and separate door into lounge area.

## LOUNGE/ DINING ROOM

16' 7" x 15' max (5.05m x 4.57m)  
Smooth walls and ceilings with spot lighting and laminate flooring. Open plan lounge and dining room with double doors leading onto the rear garden. Opening to kitchen.

## KITCHEN

8' 5" x 7' (2.57m x 2.13m)  
Fitted with a range of base and eye level units with worktops over. Built in oven and microwave, gas hob and cooker hood over. Inset 1.5 bowl stainless steel sink unit plus drainer. Integral fridge/freezer, dishwasher and washing machine. Tiles splash back with smooth walls and ceilings finished with spot lighting. Open plan to lounge/dining room. uPVC double glazed window to front.

## FIRST FLOOR

### STAIRS & LANDING

Smooth walls and ceilings with a central light pendant. Doors leading into bedrooms one, bedrooms two and bathroom.

### BEDROOM ONE

15' x 11' 4" (4.57m x 3.45m)  
Smooth walls and ceilings with a central light pendant, finished with carpeted flooring. uPVC double glazed window to rear.

### BEDROOM TWO

12' 5" x 8' 7" (3.78m x 2.62m)  
Smooth walls and ceilings with a central light pendant finished with carpeted flooring. uPVC double glazed window to front.

### BATHROOM

Fitted with a three piece bathroom suite comprising bath with shower over and glass shower screen, WC and wash hand basin. Tiled walls and flooring with smooth ceilings and a central light pendant. Skylight window to front.

### OUTSIDE

Driveway to front.  
Lawned rear garden.

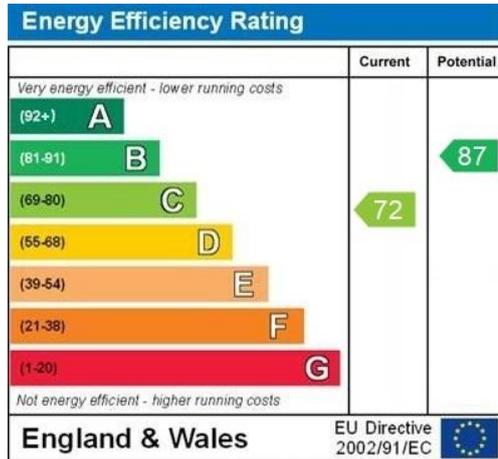
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# 3 Marlborough Terrace, Cathays, Cardiff, CF10 3DW

GROUND FLOOR

1ST FLOOR



**Birchgrove** 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South  
Glamorgan, CF14 4QG



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