

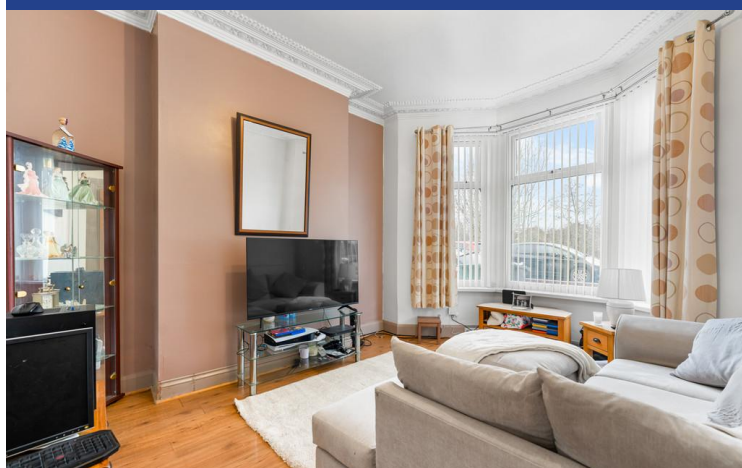
Clarence Embankment, Cardiff Bay, Cardiff, CF10 5GR



Estate Agents and
Chartered Surveyors

Offers in Excess Of

£290,000



Mid Terraced House

3

1

1

2

Property Description

****TRADITIONAL MID-TERRACED THREE BEDROOM HOUSE* *NO CHAIN**** MGY are delighted to bring to market this superb three bedroom, traditional mid-terraced house situated in the popular location, Clarence Embankment. The property is within walking distance to the City Centre, Cardiff Bay train station and plenty of local amenities in Mermaid Quay. The spacious accommodation briefly comprises of entrance hall, lounge, sitting room, kitchen, cellar, three double bedrooms and shower room. The property further benefits from gas central heating, a low maintenance rear garden and double glazing throughout with lovely river views. Viewing recommended.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,457 sq ft

Viewing Arrangements
Strictly by appointment

PORCH

Entered via forecourt and wooden door, with obscure glass panel.

ENTRANCE HALL

Entered via uPVC composite door from the porch. Laminate wood effect flooring. Wall mounted radiator. Coving and pendant light to ceiling. Carpeted flooring to first floor. Doors to all rooms.

LOUNGE

11' 9" x 0' 0" (3.60m x .3.37m)
Double glazed uPVC Bay windows to front. Wooden laminate effect flooring. Coving and pendant light to ceiling. TV Aerial point. Wall mounted radiator.

SITTING ROOM

11' 3" x 9' 11" (3.45m x 3.04m)
Double glazed uPVC patio doors leading to rear garden. Alcoves. Pendant light to ceiling. Wall mounted radiator.

KITCHEN

17' 6" x 10' 9" (5.34m x 3.30m)
Double glazed uPVC windows to side and rear. uPVC door leading to private rear garden. Tiled flooring. Fitted wall and base units across two walls, with laminate work surfaces incorporating stainless steel sink. Ample storage. Integrated oven with tiled splashbacks and extractor hood over. Space for fridge freezer and dishwasher. Pendant light to ceiling. Stairs leading to cellar. Wall mounted radiator.

CELLAR

25' 5" x 15' 10" (7.75m x 4.84m)
Power and lighting. Accessed from the kitchen.

FIRST FLOOR

Split level landing with both laminate wood effect and carpeted flooring. Storage cupboard. Pendant light and coving to ceiling. Wall mounted radiator. Access to loft hatch. Doors leading to bedrooms and shower room.

BEDROOM ONE

15' 11" x 10' 11" (4.86m x 3.34m)
Double glazed uPVC Bay windows to front with lovely water views. Large double bedroom. Laminate wood effect flooring. Pendant light and coving to ceiling. Alcoves. Wall mounted radiator.

BEDROOM TWO

11' 3" x 9' 11" (3.45m x 3.03m)
Double glazed uPVC window to rear aspect. Double bedroom. Pendant light to ceiling. Alcoves. Wall mounted radiator.

BEDROOM THREE

10' 11" x 10' 6" (3.33m x 3.22m)
Double glazed uPVC window to rear. Double bedroom. Carpeted flooring. Pendant light to ceiling. Alcoves. Wall mounted radiator.

SHOWER ROOM

6' 0" x 5' 10" (1.83m x 1.80m)
Obscure double glazed uPVC windows to side. Vinyl flooring. Tiled walls. W.C. Wall mounted wash hand basin. Double shower cubicle, with mains shower.

GARDEN

Low maintenance rear garden. Laid over paved area. Brick surround. External lighting and power point. Outside tap. Accessed from the kitchen and sitting room.

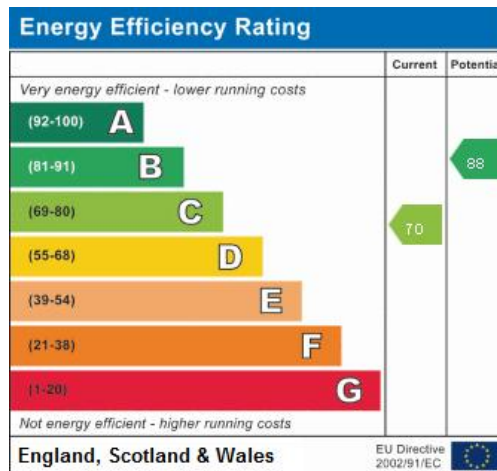
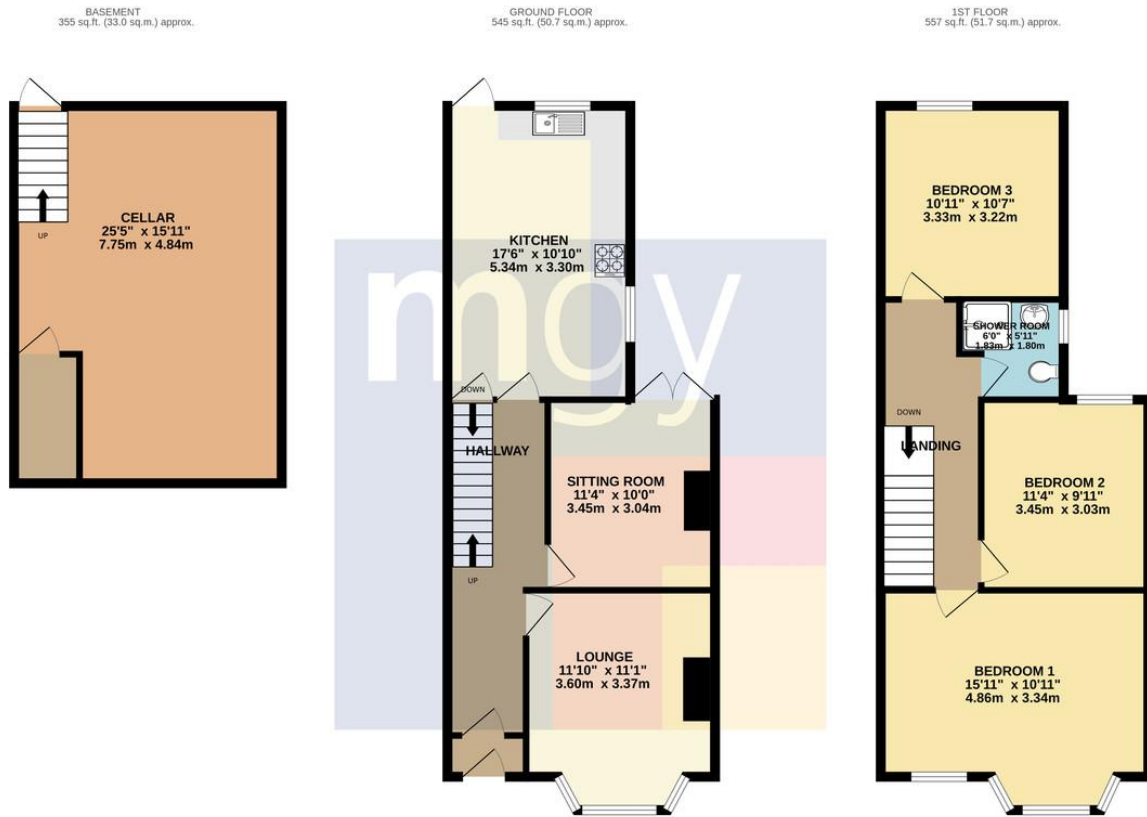
TENURE

MGY are advised that the property is freehold.

Clarence Embankment,
Cardiff Bay, Cardiff, CF10 5GR



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