

# Blaenclydach Street, Grangetown, Cardiff, CF11 7BB



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£350,000**



## Four Bedroom Mid Terraced House

4

1

2

1

# Property Description

\*SUPERBLY REFURBISHED, FOUR BEDROOM, MID-TERRACED HOUSE\* MGY are delighted to bring to market this bright and spacious four bedroom, mid-terraced house which has been refurbished to a very high standard throughout. The accommodation briefly comprises - entrance hallway, open plan lounge/diner, kitchen/breakfast room, downstairs WC, four bedrooms and family bathroom. The property further benefits from a great sized rear garden, double glazing throughout and is chain free.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,280 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via newly fitted UPVC door. Laminate flooring. Radiator. Coving to ceiling. Pendant light fitting ceiling rose and additional spotlights. Doors to open plan lounge/dining room, kitchen/breakfast room and under stairs storage. Stairs rising to first floor.

## OPEN PLAN LOUNGE/DINER

28' 3" x 12' 3" (8.62m x 3.75m)  
Double glazed bay window to front bringing in plenty of natural light. Carpet to floor. Alcoves. Coving to ceiling. Radiators. Power points. Pendant light fittings - one with ceiling rose.

## KITCHEN/BREAKFAST ROOM

26' 8" x 9' 3" (8.13m x 2.82m)  
Laminate flooring throughout. Newly fitted modern kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink with hot and cold tap and four ring gas hob with splashback behind and extractor above. Integrated appliances such as microwave, oven and dishwasher. Space for fridge/freezer. Spotlights and additional hanging pendant light fittings. Power points. Radiators. Double glazed window to side aspect. Wall mounted cupboard housing newly fitted boiler. Bi-folding doors leading to rear garden. Door leading to downstairs WC.

## DOWNSTAIRS WC

5' 0" x 4' 11" (1.54m x 1.50m)  
Laminate flooring. Obscure double glazed window to side aspect. Plumbing and space for washing machine. Vanity enclosed sink with mixer tap over and storage beneath. WC. Power points.

## FIRST FLOOR

Carpet to floor. Pendant light fittings. Doors to four bedrooms and family bathroom. Access to insulated loft space.

## MASTER BEDROOM

16' 2" x 10' 9" (4.93m x 3.29m)  
Located at the front of the house. Large double glazed window to front aspect with additional window alongside. Pendant light fitting. Two alcoves - one with built in storage. Power points. Feature fireplace. Radiator.3.29

## BEDROOM TWO

12' 0" x 10' 3" (3.68m x 3.14m)  
Carpet to floor. Two alcoves. Feature fireplace. Double glazed window to rear aspect. Radiator. Pendant light fitting. Power points.

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## BEDROOM THREE

10' 1" x 7' 0" (3.08m x 2.15m)

Located at the rear of the house. Carpet to floor. Double glazed window to rear aspect. Pendant light fitting. Radiator. Power points.

## BEDROOM FOUR

7' 11" x 6' 11" (2.43m x 2.13m)

Carpet to floor. Double glazed window to side aspect. Pendant light fitting. Radiator. Power points.

## BATHROOM

7' 3" x 7' 2" (2.21m x 2.20m)

Laminate flooring. Obscure double glazed window to side. White three piece suite comprising - WC, vanity wash hand basin with mixer tap over and storage beneath, and panelled bath with hot and cold tap over and drench shower above with additional handheld attachment. Spotlights. Partially tiled walls. Extractor fan. Chrome heated towel rail.

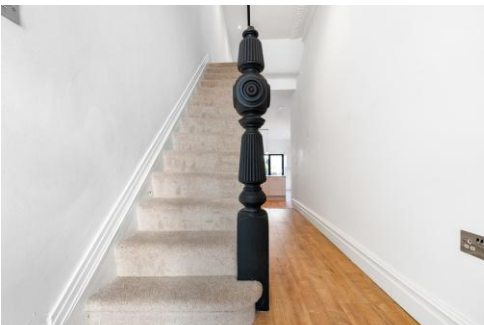
## OUTSIDE

Front - Gate leading to tiled pathway. Slate shingled area. Door leading to entrance hallway. Rear - Laid to slate tiles. Astroturf. Rear Lane access. Fence and wall border.

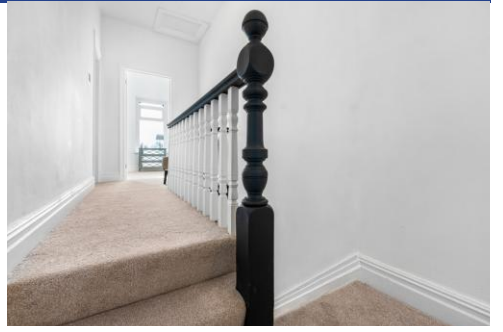
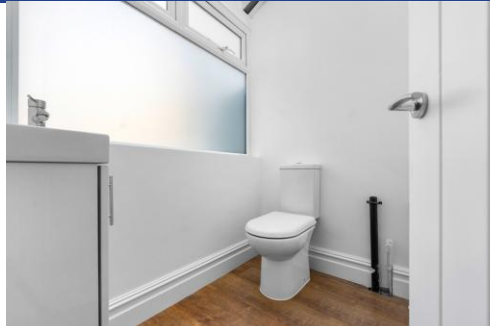
## TENURE

MGY are advised that the property is FREEHOLD.

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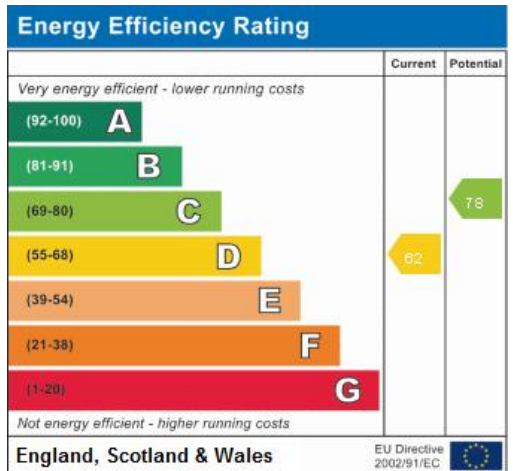
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GROUND FLOOR

1ST FLOOR



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