

# Newport Street, Grangetown, Cardiff, CF11 7DA



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£275,000**



Mid Terrace House

3

1

2

1

# Property Description

**\*\*MID TERRACED HOUSE\*\*** MGY are pleased to offer for sale a cheerful three bedroom mid-terraced house, situated on a quiet and friendly street within the popular Grangetown area. Walking distance to Cardiff City Centre and local amenities. The spacious accommodation briefly comprises of entrance hall, open plan living/dining room, kitchen, utility room, downstairs WC, three bedrooms, family bathroom and low maintenance rear garden. The property has been refurbished and benefits from gas central heating and double glazing throughout. \*Viewing highly recommended.\*

**Tenure Freehold**

**Council Tax Band D**

**Floor Area Approx 1,141 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## ENTRANCE HALL

Entered via uPVC front door. Original coving to ceiling. Dado rail. Laminate wood effect flooring. Pendant light to ceiling. Stairs rising to first floor.

## LOUNGE/DINER

23' 11" x 12' 11" (7.29m x 3.94max)  
Large double glazed window to front with additional double glazed window to rear. Pendant light to ceiling. Space for log burner. Two radiators. Exposed brick alcoves with fitted shelving. TV point. Laminate wood effect flooring.

## KITCHEN

13' 10" x 9' 3" (4.23m x 2.82m)  
Range of wall, base and drawer units across three walls with contrasting worktops over incorporating inset sink with mixer tap over. Integrated electric oven and five ring gas hob with extractor fan over. Integrated fridge. Tiled splashbacks and partly tiled walls. Laminate wood effect flooring with underfloor heating. Two double glazed windows to side. Spotlights. Door leading into utility.

## UTILITY ROOM

7' 10" x 6' 8" (2.39m x 2.05m)  
uPVC door with obscure glass panel leading into rear garden. Tiled flooring. Space and plumbing for undercounter white goods. Space for fridge freezer. Wall mounted Worcester combi boiler. Partly tiled walls and tiled flooring. Spotlights. Door leading to downstairs WC.

## DOWNSTAIRS WC

6' 2" x 2' 5" (1.90m x 0.74m)  
Double glazed obscure window to rear. WC. Pedestal wash hand basin with mixer tap over. Partly tiled walls and tiled flooring. Spotlights.

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## FIRST FLOOR

### FIRST FLOOR LANDING

Split level landing. Access to loft. Carpet to floor. Dado rail. Pendant light to ceiling. Doors to bedrooms and bathroom.

### BEDROOM ONE

14' 4" x 10' 11" (4.38m x 3.35m)

Large double bedroom. Two double glazed uPVC windows to front. Coving to ceiling. Fitted wardrobes across one wall. Radiator. Carpet to floor. Pendant light to ceiling.

### BEDROOM TWO

11' 11" x 10' 7" (3.65m x 3.25m)

Double bedroom. Double glazed uPVC window to rear. Radiator. Carpet to floor. Alcoves. Pendant light to ceiling.

### BEDROOM THREE

8' 7" x 5' 3" (2.63m x 1.61m)

Double glazed uPVC window to side. Coving to ceiling. Radiator. Carpet to floor. Alcoves with fitted shelving. Spotlights.

### BATHROOM

7' 9" x 6' 4" (2.37max x 1.95m)

Obscure double glazed window to side. Spotlights to ceiling. White three-piece suite comprising WC, wash hand basin with mixer tap over, and panelled bath with glass shower screen, fitted storage underneath and wall mounted rainfall shower above. Partly tiled walls and tiled flooring. Heated towel rail. Shaver point.

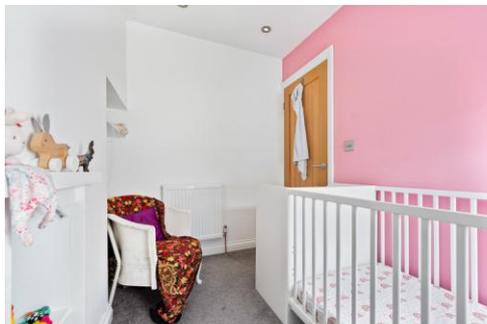
## OUTSIDE

Enclosed, low maintenance rear garden offering an area of lawn with paved pathway. Shed. Outside tap and lighting. A variety of inset shrubs and plants throughout the garden with fenced borders and brick wall surround.

## TENURE

MGY are advised that this property is FREEHOLD.

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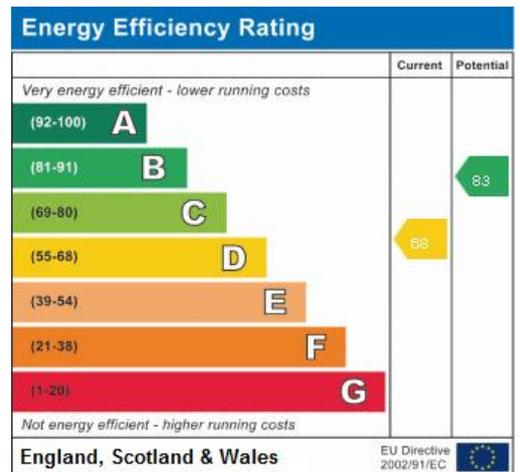
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