

Corporation Road,  
Grangetown,  
Cardiff, CF11 7AU



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£149,950**



Ground Floor Apartment



# Property Description

\*WELL PRESENTED, TWO BEDROOM, GROUND FLOOR FLAT - PERFECT FOR INVESTORS & FIRST TIME BUYERS\* MGY are delighted to bring to market this chain free, two bedroom, ground floor apartment located in the highly sought after area of Grangetown. The accommodation briefly comprises entrance hallway, lounge, kitchen, utility area, bathroom and two bedrooms. The property further benefits from a private rear garden, basement, and has gas central heating and double glazing throughout. \*Viewing highly recommended\*

Tenure Share of Freehold

Council Tax Band C

Floor Area Approx 980 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via front door leading from communal hallway. Pendant light fitting. Doors to both bedrooms and lounge.

## LOUNGE

14' 10" x 10' 8" (4.54m x 3.26m)  
Carpet to floor. Double glazed window to side aspect. Pendant light fitting. Power points. TV and telephone point. Door to storage cupboard. Coving. Radiator. Door leading to kitchen.

## KITCHEN

10' 8" x 7' 10" (3.26m x 2.39m)  
Tiled flooring. Range of wall, base and drawer units with worktop over incorporating stainless steel sink with hot and cold tap over and gas hob with extractor above and electric oven beneath. Tiled splashback. Space for under counter fridge/freezer. Pendant light fitting. Radiator. Power points. Double glazed window to side aspect. Door to utility area.

## UTILITY AREA

10' 6" x 6' 5" (3.21m x 1.98m)

## BATHROOM

10' 6" x 7' 1" (3.21m x 2.16m)  
Tiled flooring. White three-piece-suite comprising: - WC, Pedestal wash hand basin with hot and cold tap over, and panelled bath with hot and cold tap over. Obscure double-glazed window to rear aspect. Pendant light fitting. Extractor fan.

## BEDROOM ONE

18' 4" x 12' 5" (5.61m x 3.80m)  
Located to the front of the house. Carpet to floor. Large, double-glazed window to front aspect. Pendant light fittings. Picture rail. Power points. Radiator.

## BEDROOM TWO

12' 5" x 11' 9" (3.80m x 3.60m)  
Carpet to floor. Double glazed window to rear aspect. Picture rail. Alcoves with built in shelving. Power points. Radiator.

## OUTSIDE

Rear: - Laid to patio. Lawn area. Fence border. Gate leading to rear lane.

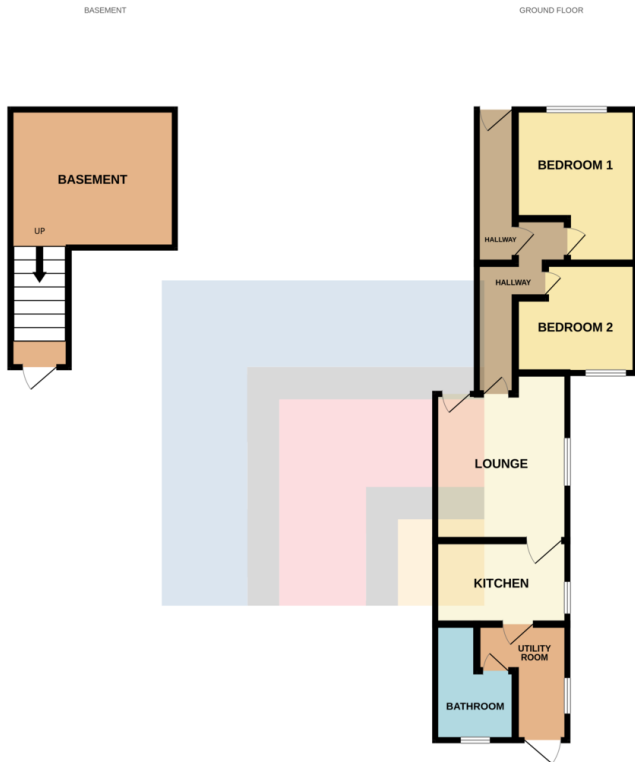
## TENURE

MGY are advised that the property is sold with a share of the freehold.

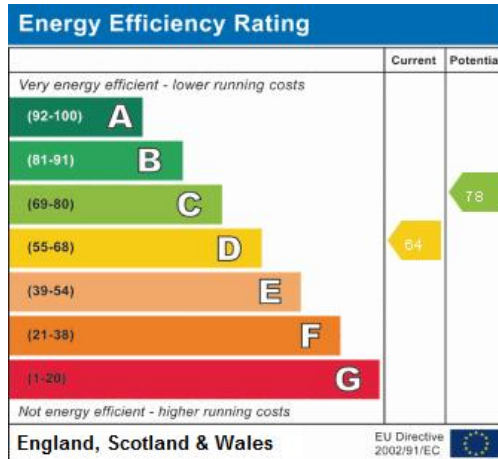
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