

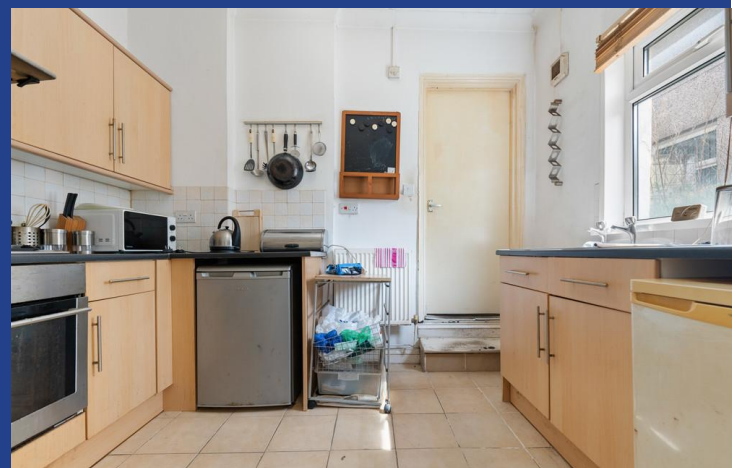
# Corporation Road, Grangetown, Cardiff, CF11 7AU



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£149,950**



Ground Floor Apartment



# Property Description

**\*\*IDEAL FIRST TIME PURCHASE OR INVESTMENT\* NO CHAIN\*\*** MGY are delighted to bring to market this two bedroom, ground floor apartment located in the highly sought after area of Grangetown. The accommodation is within walking distance of Mermaid Quay and local amenities. Briefly comprising entrance hallway, living room, kitchen, utility area, bathroom and two bedrooms. The property further benefits from a private rear garden, basement, gas central heating and double glazing throughout. No chain. Viewing 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 leading to both bedrooms and living room.

## LIVING ROOM

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. Doors leading to kitchen and basement.

## 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. Combi-boiler. Double glazed window to side aspect. Door leading to utility area.

## UTILITY AREA

10' 6" x 6' 5" (3.21m x 1.98m)  
Double glazed window to rear. Tiled flooring. Wall mounted radiator. Door leading to rear garden.

## 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.

## MASTER BEDROOM

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.

## BASEMENT

Accessed from the living room.

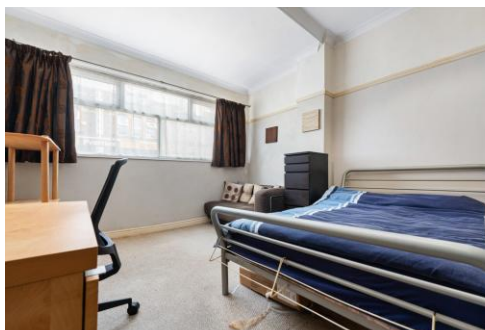
## REAR GARDEN

Paved seating area. Ample sun all day. Fence surround with gate leading to rear lane. Accessed from the utility room.

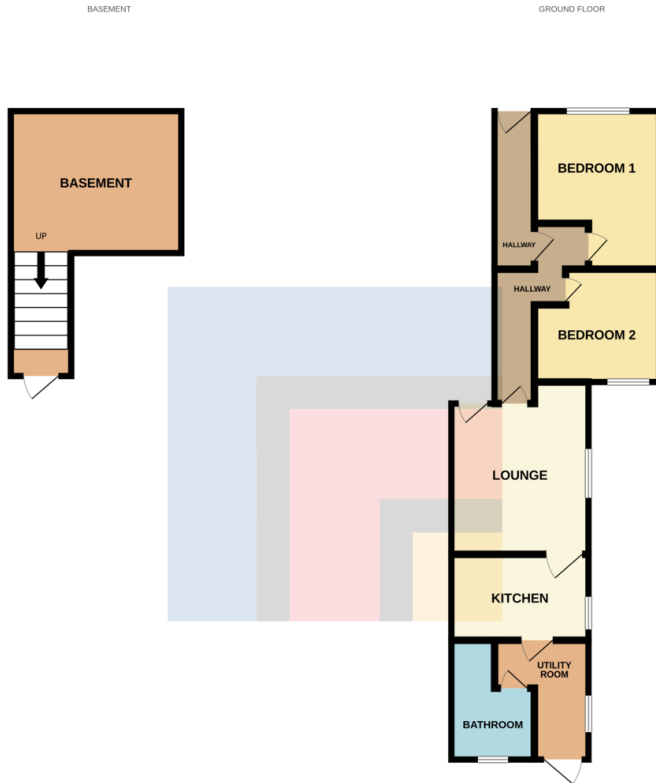
## TENURE

MGY are advised that the property is sold with a share of the freehold. No service charges or ground rent.

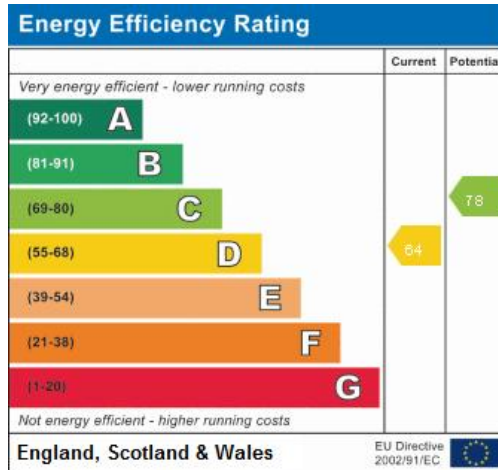
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