

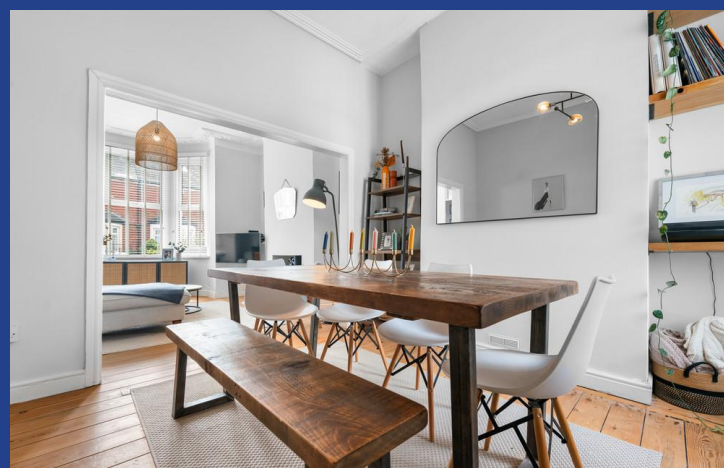
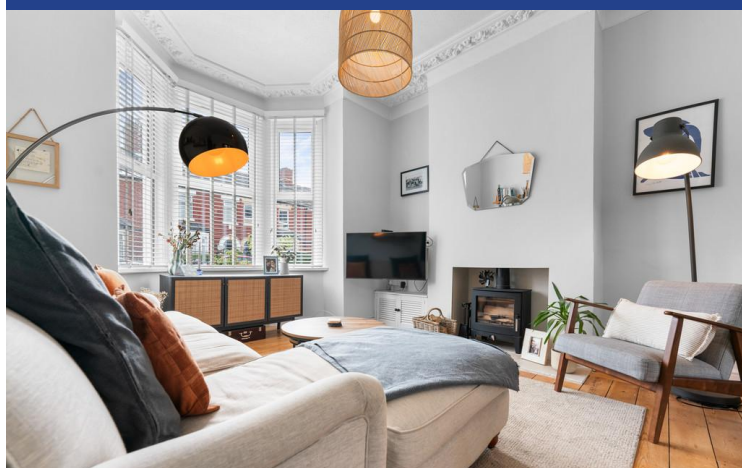
Cambridge Street, Grangetown, Cardiff, CF11 7DH



Estate Agents and
Chartered Surveyors

Asking Price Of

£295,000



Mid Terraced House

3

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Property Description

****IMMACULATELY PRESENTED 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 and kitchen. To the first floor there are three double bedrooms and family bathroom. The property has been refurbished and benefits from gas central heating, low maintenance rear garden and double glazing throughout. *Viewing highly recommended.*

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,076 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via new composite front door leading from private courtyard. Original coving to ceiling. Laminate wood effect flooring. Pendant light to ceiling. Stairs rising to first floor. Door to access under stair storage cupboard, with lighting and fixed shelving. Doors to lounge/diner and kitchen.

LOUNGE/DINER

12' 5" x 24' 8" (3.79max x 7.54max)
Large double glazed bay window to front with additional double glazed window to rear. Pendant lights and original coving to ceiling. Log burner. Two radiators. Alcoves with fitted shelving. TV point. Original wooden floorboards.

KITCHEN

14' 4" x 9' 8" (4.38m x 2.96m)
Range of wall, base and drawer units across two walls with contrasting worktops over incorporating inset double sink and drainer with mixer tap over. Integrated electric oven and five ring gas hob with extractor fan over. Space for fridge and freezer and plumbing for washing machine. Cupboard housing wall mounted combi boiler. Tiled splashbacks and tiled flooring. uPVC double glazed window to side. Spotlights. Composite door to access private rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing. Access to loft. Carpet to floor. Pendant light to ceiling. Doors to three bedrooms and shower room.

BEDROOM ONE

15' 0" x 10' 11" (4.58m x 3.35m)
Large double bedroom. Two double glazed uPVC windows to front. Two fitted wardrobes across wall. Radiator. Original wooden floorboards. Pendant light to ceiling.

BEDROOM TWO

10' 9" x 10' 3" (3.28m x 3.13m)
Double bedroom. Double glazed uPVC window to rear. Alcoves. Radiator. Carpet to floor. Pendant light to ceiling.

BEDROOM THREE

9' 10" x 9' 5" (3.01m x 2.88m)
Double bedroom. Double glazed uPVC window to side. Alcoves. Radiator. Carpet to floor. Pendant light to ceiling.

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SHOWER ROOM

6' 3" x 5' 11" (1.93m x 1.82m)

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

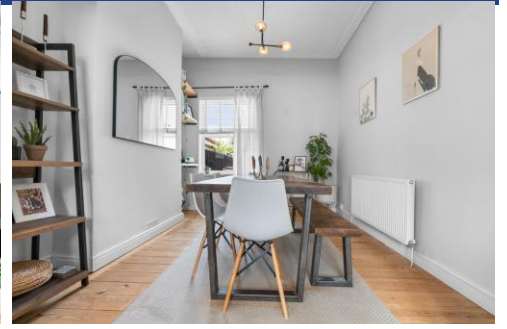
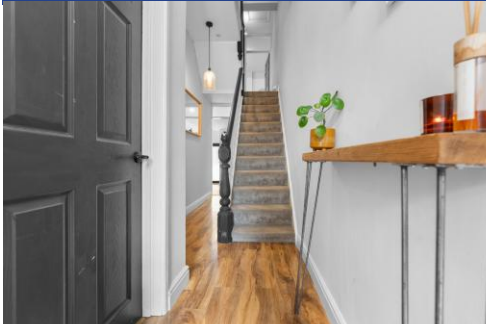
OUTSIDE

Enclosed, low maintenance paved rear garden offering a variety of inset shrubs and plants throughout the garden with fenced borders and brick wall surround. Shed. Outside tap.

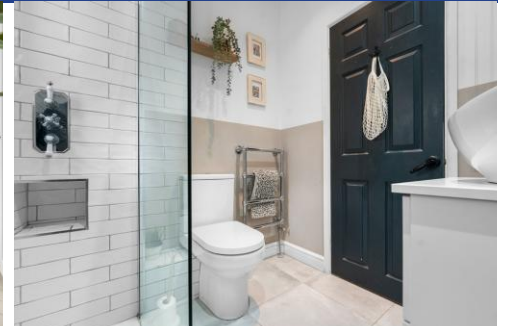
TENURE

MGY are advised that this property is FREEHOLD.

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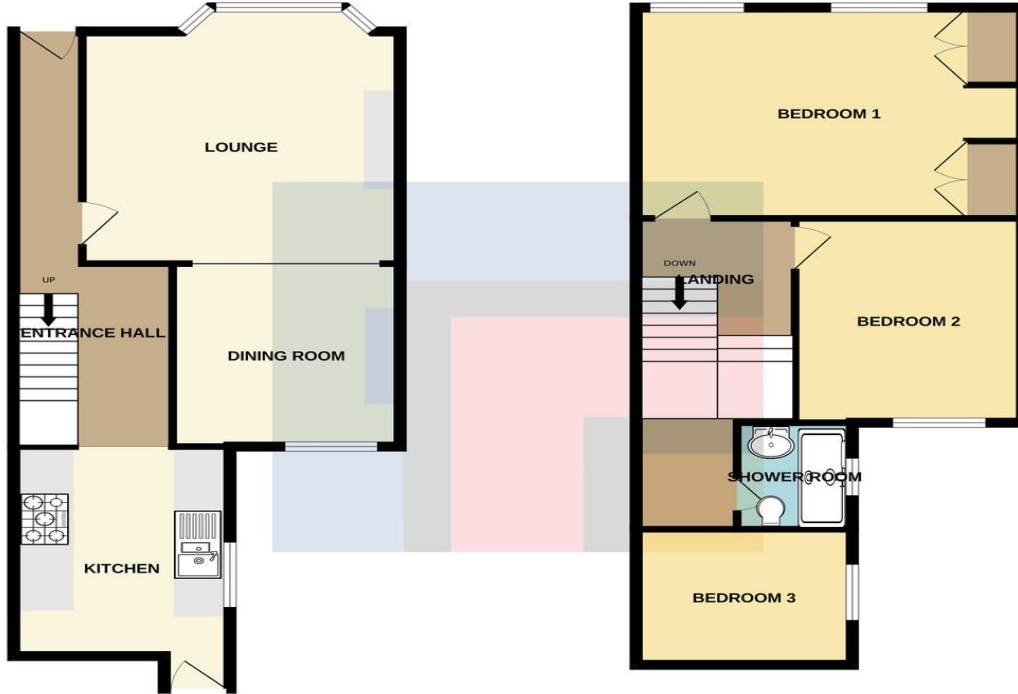
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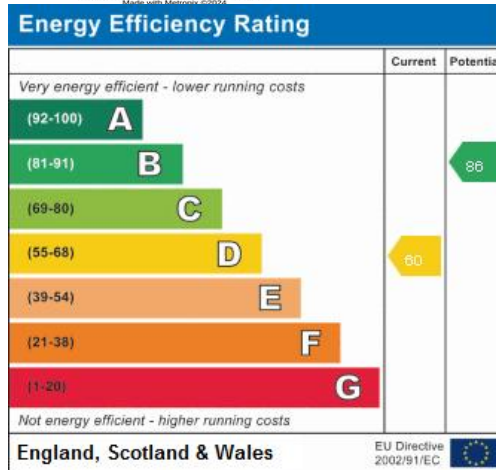
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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