

Earl Street,

Grangetown, Cardiff, CF11 7DQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£275,000



Three Bedroom End Terraced House

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Property Description

****END TERRACED HOUSE**** MGY are pleased to offer for sale a spacious three bedroom end-terraced house, situated on a quiet street within the popular Grangetown area. Walking distance to Cardiff City Centre and local amenities. The modern accommodation briefly comprises of entrance hall, living room, kitchen/diner, utility area, three double bedrooms, loft room, family bathroom and low maintenance rear garden. The property further benefits from gas central heating and double glazing throughout. Viewing highly recommended.

Tenure Freehold

Council Tax Band C

Floor Area Approx 1,195 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via composite door. Spacious entrance hall. Tiled flooring. Wall mounted vertical radiator. Door leading to living room. Carpeted stairway to first floor landing.

LIVING ROOM

21' 4" x 11' 9" (6.52m x 3.59m)
Double glazed uPVC windows to front and rear. Spacious living area. Carpeted flooring. TV Aerial point. Two wall mounted radiators. Under stair storage cupboard. Additional built in storage. Double glass doors leading to kitchen/diner.

KITCHEN

25' 1" x 8' 7" (7.67m x 2.64m)
Double glazed uPVC windows to side. Additional sliding patio doors leading to rear garden. Wood flooring. Modern kitchen. Part tiled walls. Modern fitted wall and base units with work surfaces incorporating stainless steel sink. Ample storage. Built in double oven and grill. Four ring electric hob. Space for fridge freezer and washing machine. Integrated dishwasher. Wall mounted radiator. Archway leading to utility area.

BATHROOM

8' 9" x 6' 3" (2.68m x 1.91m)
Modern bathroom. Obscure double glazed uPVC windows to side and rear. Tiled flooring. Fully tiled walls. Pedestal wash hand basin. W.C. Panelled bath, with shower over and glass shower screen. Wall mounted radiator. Extractor fan. Spotlights.

UTILITY AREA

Work surface with space for tumble dryer below. Wall mounted Combi-boiler. Door leading to bathroom.

FIRST FLOOR

Spacious landing. Carpeted flooring. Doors leading to bedrooms.

MASTER BEDROOM

14' 10" x 10' 6" (4.53m x 3.21m)
Double glazed uPVC windows to front. Carpeted flooring. Large built in wardrobes. TV Aerial point. Telephone point. Two wall mounted radiators. Stairway leading to loft room.

LOFT ROOM

13' 6" x 10' 11" (4.14m x 3.34m)
Spacious loft room. Double glazed uPVC skylight. Carpeted flooring. Eaves storage. Cyclone 7 machine.

BEDROOM TWO

10' 4" x 9' 1" (3.16m x 2.77m)
Double glazed uPVC windows to rear. Double bedroom. Built in double wardrobe. Carpeted flooring. TV Aerial point. Wall mounted radiator.

BEDROOM THREE

14' 3" x 9' 2" (4.36m x 2.81m)
Double glazed uPVC windows to side. Double bedroom. Carpeted flooring. Built in storage cupboard. TV Aerial point. Wall mounted radiator.

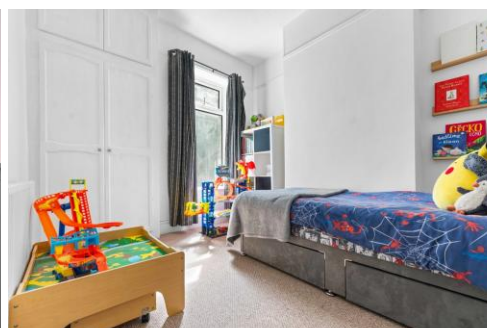
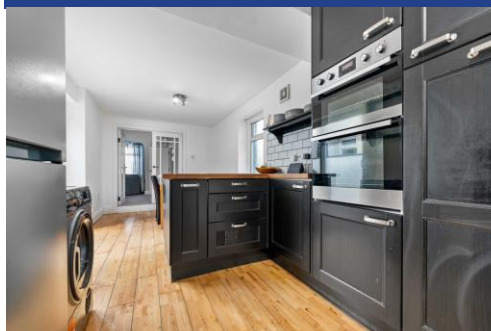
GARDEN

Enclosed, low maintenance rear garden. Paved with brick and fence surround. External lighting. Accessed from the kitchen/diner and rear gate.

TENURE

MGY are advised that this property is FREEHOLD.

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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