

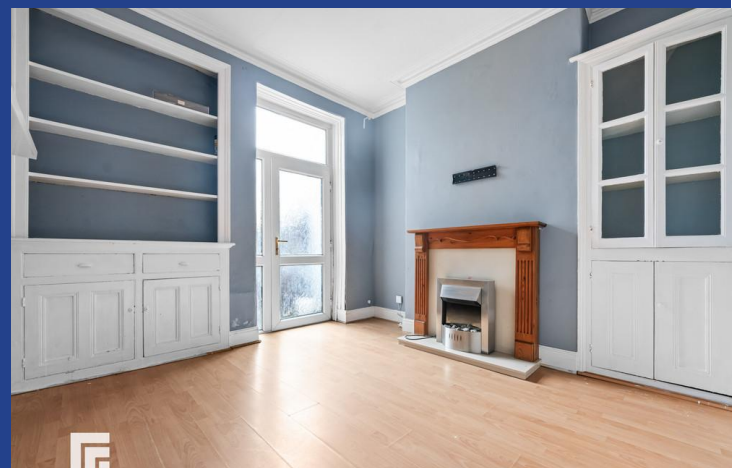
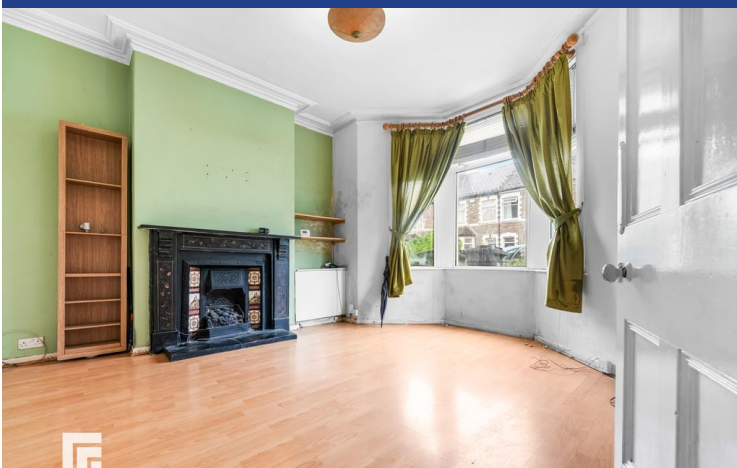
Cambridge Street, Grangetown, Cardiff, CF11 7DH



Estate Agents and
Chartered Surveyors

Asking Price Of

£250,000



Three Bedroom Mid-Terraced House

3

1

1

2

Property Description

CHAIN FREE, THREE BEDROOM, MID-TERRACED HOUSE MGY are delighted to bring to market this mid-terraced, three bedroom house situated on a quiet and friendly street within the popular Grangetown area and is within walking distance to Cardiff City Centre and local amenities. The property has brilliant potential to be made the perfect family home with some work required.. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, utility room, three bedrooms and bathroom. The property further benefits from gas central heating, good sized rear garden, and is chain free.

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 front door into hallway. Laminate flooring. Pendant light fitting. Radiator. Power points. Doors to lounge, dining room, and under stairs storage cupboard. Opening to kitchen. Stairs rising to first floor.

LOUNGE

12' 11" x 13' 8" (3.94m x 4.18m)
Continuation of laminate flooring. Bay window to front aspect. Pendant light fitting. Two alcoves - one with built in storage and shelving. Power points. Radiator. Power points.

DINING ROOM

11' 1" x 11' 9" (3.39m x 3.60m)
Continuation of laminate flooring. Two built in storage units with shelving above and cupboard space beneath. Power points. Pendant light fitting. Electric fireplace. Obscure glass door leading to rear garden.

KITCHEN

10' 4" x 12' 4" (3.16m x 3.76m)
Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink with hot and cold tap over, and gas hob with extractor above and oven beneath. Tiled splashback. Space for under counter appliances and for free standing fridge/freezer. Laminate flooring. Pendant light fitting. Window to side aspect. Power points. Door to pantry. Door leading to utility room. Radiator.

UTILITY ROOM

10' 4" x 11' 6" (3.16m x 3.52m)
Tiled flooring. Door to storage cupboard. Power points. Radiator. Pendant light fitting. Window to side aspect. Space and plumbing for washing machine. New wall mounted combi-boiler. Door leading to rear garden.

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FIRST FLOOR

Split level landing. Partially exposed floorboards, part carpeted floor. Doors to three bedrooms and bathroom. Loft hatch. Pendant light fitting. Power points.

MASTER BEDROOM

17' 1" x 11' 0" (5.22m x 3.36m)

Located at the front of the house. Two windows to front aspect. Two alcoves. Feature fireplace. Carpet to floor. Pendant light fitting. Radiator. Power points.

BEDROOM TWO

11' 1" x 11' 9" (3.39m x 3.60m)

Carpet to floor. Two alcoves. Feature fireplace. Window to rear aspect. Pendant light fitting. Power points. Radiator.

BEDROOM THREE

10' 4" x 7' 4" (3.16m x 2.25m)

Carpet to floor. Window to rear aspect. Feature fireplace. Power points. Pendant light fitting. Radiator.

BATHROOM

7' 0" x 6' 4" (2.14m x 1.94m)

Vinyl flooring. Partially tiled walls. White three-piece-suite comprising WC, pedestal wash hand basin with tap over and bath with taps over and mains powered shower above. Tiled splashback. Pendant light fitting. Obscure window to rear aspect.

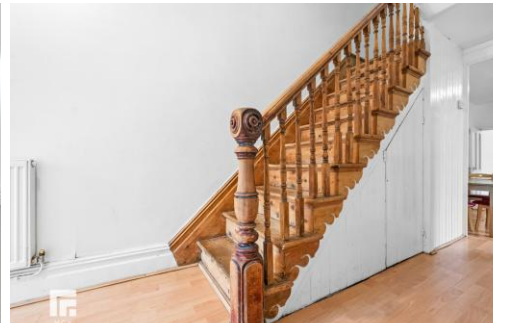
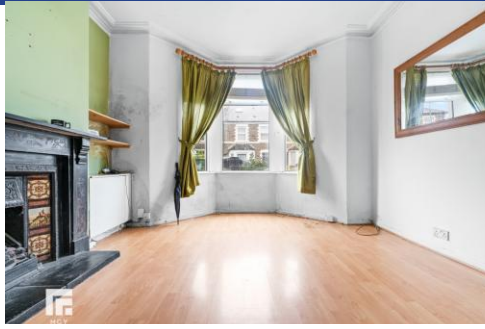
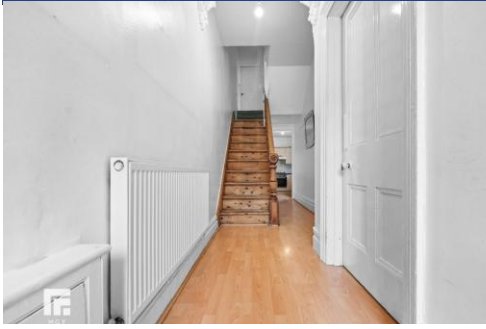
GARDEN

Accessed via utility room and dining room. Laid to patio. Fence border. Lawn area.

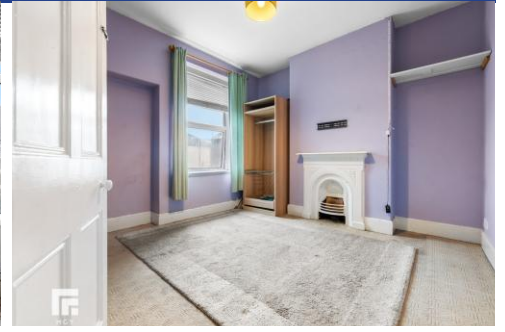
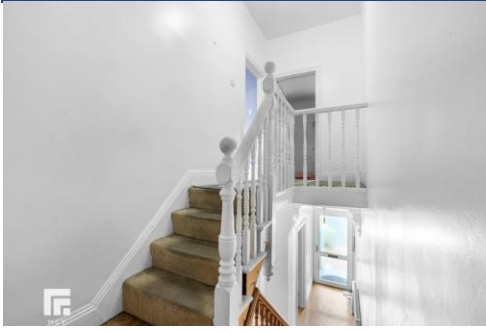
TENURE

MGY are advised that the property is FREEHOLD.

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GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.

1ST FLOOR
533 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1183 sq.ft. (109.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, 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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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