

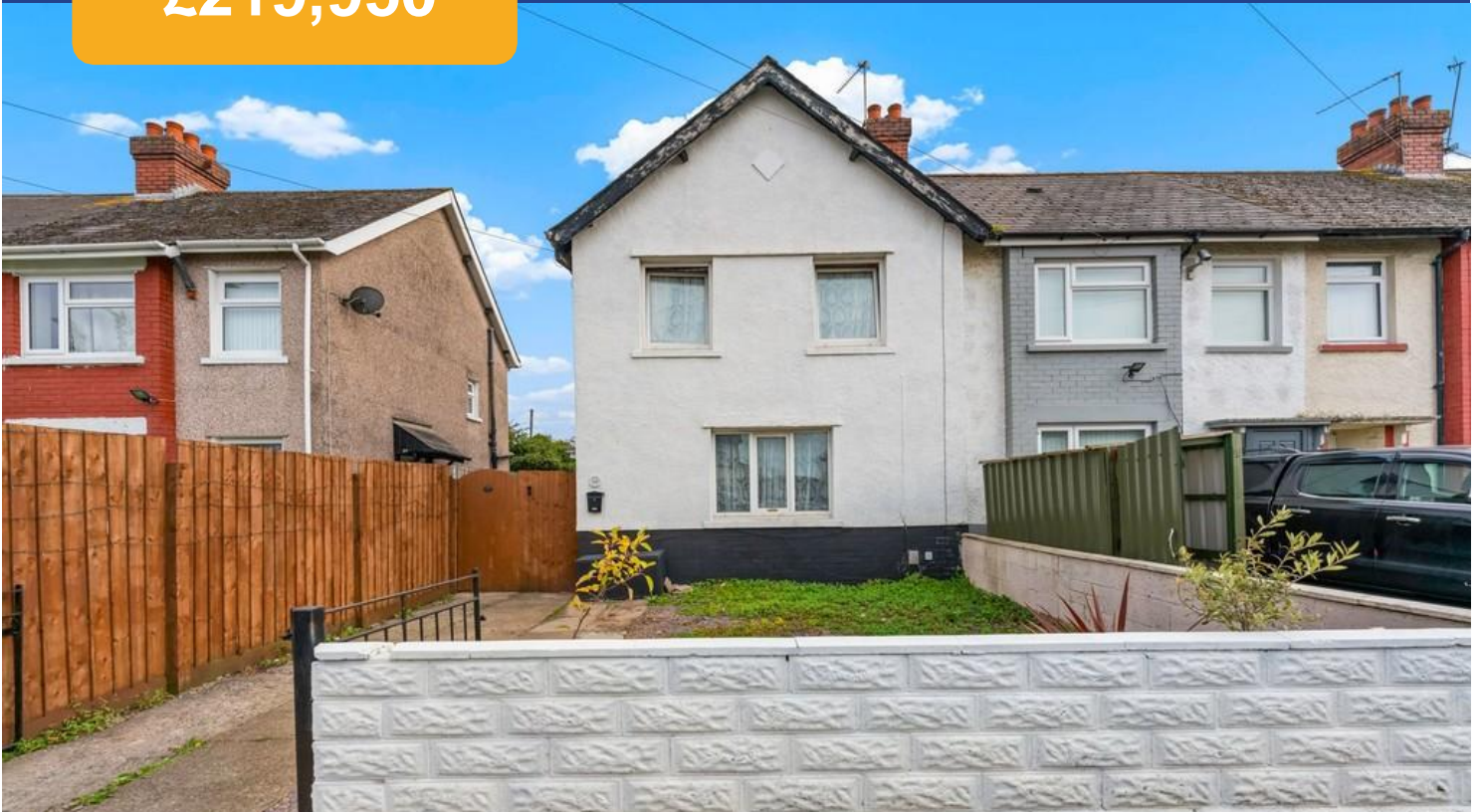
Tweedsmuir Road,
Tremorfa,
Cardiff, CF24 2RF



Estate Agents and
Chartered Surveyors

Asking Price Of

£219,950



End Terraced House



Property Description

THREE BEDROOM, END TERRACED PROPERTY PERFECT FOR FIRST TIME BUYERS & INVESTORS
MGY are pleased to bring to market this well presented three bedroom property. The accommodation briefly comprises entrance hall, lounge, modern kitchen, WC and conservatory to the ground floor. On the first floor there are three bedrooms and family bathroom. The property further benefits from a large and low maintenance garden to the rear, gas central heating and double glazing throughout.
Viewing recommended

Tenure Freehold

Council Tax Band C

Floor Area Approx 632 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door leading from private front courtyard. Carpet to floor. Pendant lighting. Door to lounge. Stairs rising to first floor.

LOUNGE

12' 3" x 16' 5" (3.75m x 5.01m)
Carpet to floor. Double glazed windows to front aspect. Pendant lighting. Power points. Two alcoves - one with storage. Radiator. TV and telephone point. Door to :-

KITCHEN

13' 3" x 10' 2" (4.05m x 3.12m)
Tiled flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating 1.5 stainless steel sink with mixer tap over and electric hob with extractor above and oven beneath. Integrated appliances such as microwave, dishwasher. Tiled splashback. Power points. Pendant lighting. Space for free standing fridge/freezer. Radiator. Opening in wall into conservatory. Door to downstairs WC and conservatory.

CONSERVATORY

7' 1" x 11' 9" (2.16m x 3.60m)
Laminate flooring. Dual aspect double glazed windows to garden aspect. Pendant lighting. Power points. Double glazed French door leading to garden.

DOWNSTAIRS WC

Vinyl flooring. Wall mounted wash hand basin with mixer tap over. WC. Double glazed obscure window to side aspect. Pendant lighting.

FIRST FLOOR

Carpet to floor. Pendant lighting. Power points. Doors to all bedrooms and family bathroom. Obscure double-glazed window to side aspect.

BEDROOM ONE

8' 5" x 14' 0" (2.59m x 4.29m)
Carpet to floor. Double glazed window to front aspect. Fitted wardrobes. Picture rail. Power points. Radiator.

BEDROOM TWO

8' 4" x 7' 7" (2.56m x 2.32m)
Carpet to floor. Double glazed window to rear aspect. Power points. Pendant lighting. Radiator.

BEDROOM THREE

6' 0" x 9' 8" (1.84m x 2.95m)
Laminate flooring. Double glazed window to front aspect. Power points. Pendant lighting. Radiator.

BATHROOM

4' 0" x 7' 10" (1.23m x 2.40m)
Vinyl flooring. Tiled walls. Three-piece-suite comprising WC, vanity wash hand basin with mixer tap over and storage beneath and panelled bath with hot and cold tap over and handheld shower head. Heated towel rail.

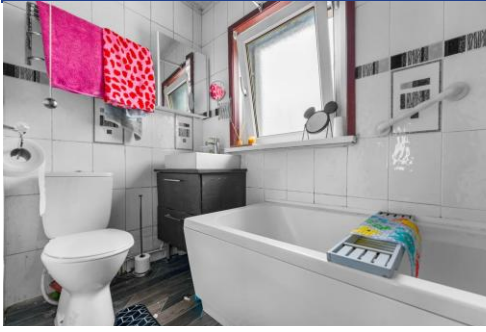
OUTSIDE

Front - Lawn area. Ample space for vehicle parking. Gate leading to front door.
Rear - Laid to patio. Lawn area. Fence and wall border. Side access.

TENURE

MGY have been advised that the property is FREEHOLD.

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GROUND FLOOR

1ST FLOOR



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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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