

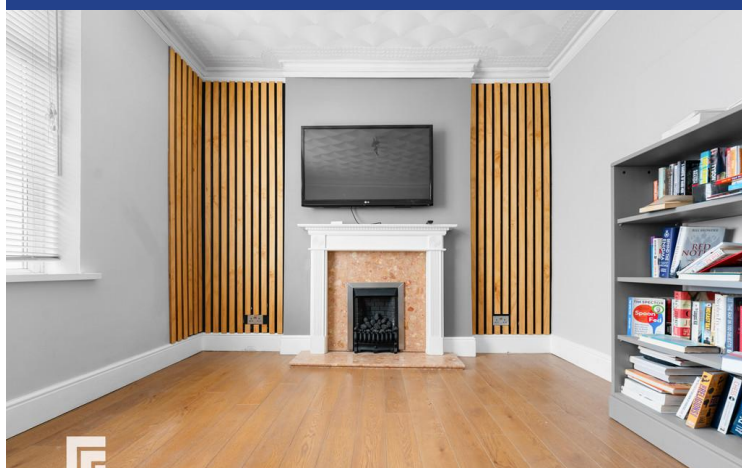
# Amherst Street, Grangetown, Cardiff, CF11 7DR



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£260,000**



End Terraced House

3

2

2

3

# Property Description

**\*\*NO CHAIN\* \*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, three reception rooms, kitchen, shower room, 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 D**

**Floor Area Approx 1,389 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## ENTRANCE HALL

Entered via uPVC front door. Spacious entrance hall. Tiled flooring. Coving. Spotlight and pendant light fitting. Fitted shelving housing meters. Radiator. Doors to all rooms. Carpeted stairway to first floor landing.

## LOUNGE

12' 6" x 10' 9" (3.82m x 3.30m)  
First reception room with double glazed uPVC window to front aspect. Spacious living area. Laminate wood effect flooring. Gas fireplace with marble base and wooden mantle surround. Panelled alcoves. Coving. TV Aerial point. Wall mounted radiator.

## LIVING ROOM

10' 11" x 10' 8" (3.33m x 3.27m)  
A second reception room with double glazed uPVC window to rear aspect and fitted blinds. Part panelled walls and alcoves. Wall mounted radiator.

## DINING ROOM

10' 11" x 10' 1" (5.34max x 3.08max)  
A third reception room with double glazed uPVC window to side aspect. Alcoves and coving. Laminate wood effect flooring. Wall mounted radiator.

## KITCHEN

14' 2" x 10' 3" (4.33m x 3.14m)  
Range of wall, base and drawer units across three walls with contrasting worktops over incorporating inset double sink and drainer with mixer tap over. Integrated electric oven and four ring gas hob with extractor fan over. Space for fridge and freezer and plumbing for washing machine. Wall mounted Baxi combi boiler. Tiled splashbacks and tiled flooring. uPVC double glazed windows to side and rear aspects. Pendant light to ceiling. uPVC door to access private rear garden.

## DOWNSTAIRS SHOWER ROOM

Obscure double glazed window to side aspect. Modern three-piece suite comprising WC, wall mounted wash hand basin with mixer tap over and shower cubicle with wall mounted rainfall shower above and separate shower fixture with folding door. Fully tiled walls and ceramic wood effect tiled flooring. Wall mounted radiator.

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## FIRST FLOOR

### FIRST FLOOR LANDING

Split level landing. Access to loft room. Carpeted flooring. Pendant light to ceiling. Doors to bedrooms, bathroom and fitted understairs storage cupboard.

### BEDROOM ONE

16' 5" x 11' 0" (5.02m x 3.37m)

Large double bedroom. Two double glazed uPVC windows to front. Alcoves. Laminate wood effect flooring. Pendant light to ceiling. Wall mounted radiator

### BEDROOM TWO

10' 11" x 10' 10" (3.33m x 3.31m)

Double bedroom. Double glazed uPVC window to rear. Alcoves. Radiator. Carpet to floor. Pendant light to ceiling.

### BEDROOM THREE

4' 3" x 10' 0" (1.31m x 3.06m)

Double bedroom. Double glazed uPVC window to rear. Alcoves. Radiator. Carpet to floor. Pendant light to ceiling.

### BATHROOM

uPVC double glazed window to side. Pendant light to ceiling. Three-piece suite comprising WC, pedestal wash hand basin with hot and cold taps over. Panelled bath with mains wall mounted rainfall shower above and separate shower fixture. Fully tiled walls and ceramic wood effect tiled flooring. Radiator.

## SECOND FLOOR

### LOFT ROOM

15' 9" x 10' 4" (4.82m x 3.15m)

Carpeted stairs leading from the first-floor landing area. Five Velux windows to roof, and additional uPVC window to side. Carpeted flooring. Spotlights to ceiling.

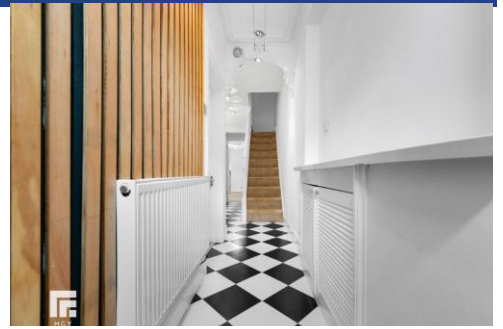
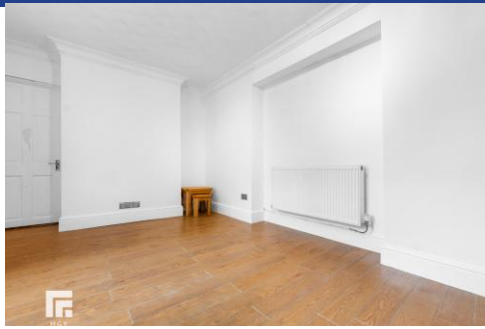
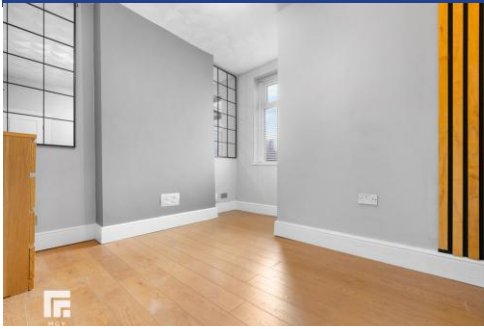
### OUTSIDE

Enclosed, low maintenance paved rear garden with fenced borders and brick wall surround. Outside tap. Gated sided access to lane with private access for residents.

### TENURE

MGY are advised that the property is FREEHOLD.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

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