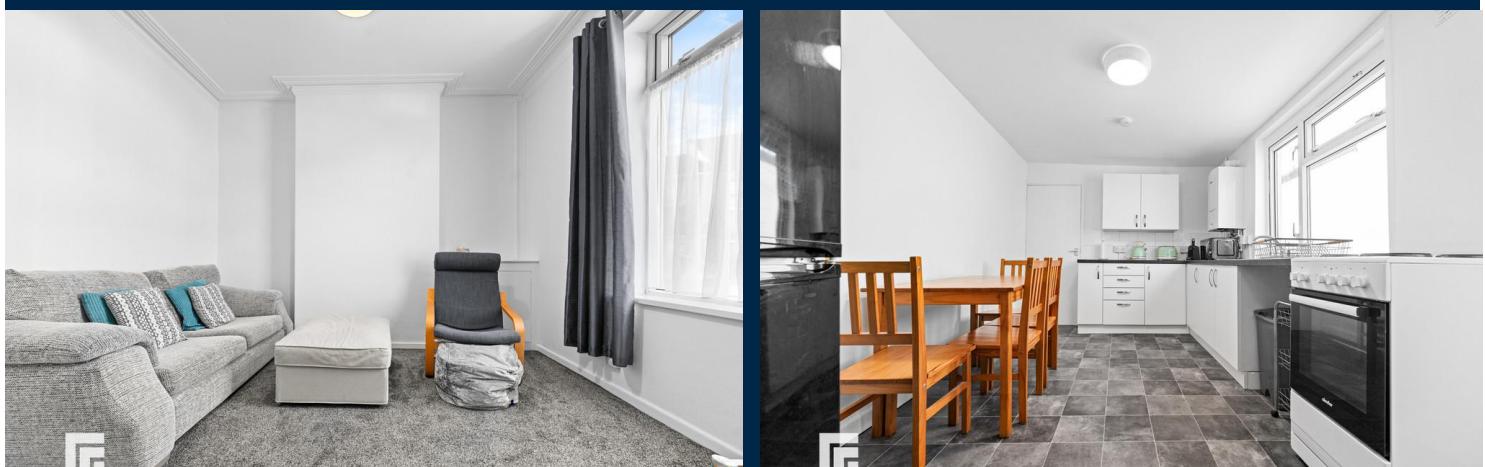




PEARL STREET
ADAMSDOWN
CARDIFF CF24 1PN

ASKING PRICE OF

£239,950



MID TERRACED HOUSE



3



1



1



2

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1,098 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

Split level landing. Carpet to floor. Pendant light fitting. Radiator. Doors to all bedrooms. Loft hatch with fitted ladder.

MASTER BEDROOM

16' 1" x 11' 5" (4.92m x 3.50m)
Carpet to floor. Two double glazed windows to front aspect. Pendant light fitting. Power points. Radiator. Two alcoves.

BEDROOM TWO

11' 5" x 10' 5" (3.48m x 3.20m)
Carpet to floor. Double glazed window to rear aspect. Power points. Pendant light fitting. Radiator. Two alcoves.

BEDROOM THREE

13' 4" x 9' 0" (4.08m x 2.76m)
Carpet to floor. Pendant light fitting. Radiator. Power points. Double glazed window to rear aspect.

GARDEN

Laid to patio. Lawn area. Wall border. Flower beds. Door to outbuilding.

TENURE

MGY have been advised that this property is FREEHOLD.

****BEAUTIFULLY PRESENTED, THREE BEDROOM, MID-TERRACED HOUSE IN ADAMSDOWN* NO CHAIN**** MGY are delighted to bring to market this immaculately presented and spacious, mid-terraced, three double bedroom house situated on Pearl Street, Adamsdown. The accommodation briefly comprises entrance hallway, lounge, dining room, kitchen, downstairs bathroom with separate WC, and three double bedrooms. The property further benefits from a well maintained rear garden, gas central heating and double glazing throughout. Viewing highly recommended.

ENTRANCE HALL

Entered via front door leading from porch. Carpet to floor. Pendant light fitting. Radiator. Door to dining room and kitchen. Stairs rising to first floor.

LOUNGE

12' 5" x 11' 5" (3.80m x 3.50m)
Carpet to floor. Double glazed window to front aspect. Pendant light fitting. Radiator. Power points. Two alcoves. Opening to :-

DINING ROOM

11' 5" x 10' 5" (3.48m x 3.20m)
Continuation of carpet to floor. Pendant light fitting. Two alcoves. Double glazed window to rear aspect. Power points. Radiator.

KITCHEN

13' 8" x 9' 0" (4.18m x 2.76m)
Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink with hot and cold tap over. Space and plumbing for a washing machine. Space for fridge/freezer and cooker. Tiled splashback. Extractor fan. Double glazed window to side aspect. Pendant light fitting. Vinyl flooring. Wall mounted boiler. Power points. Door to bathroom. Door leading to rear garden.

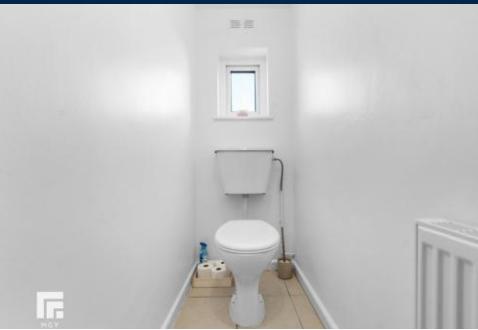
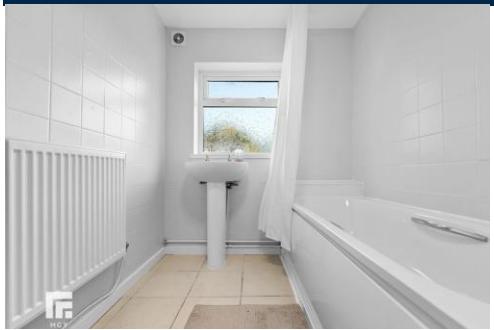
BATHROOM

10' 0" x 6' 0" (3.06m x 1.84m)
Tiled flooring and tiled walls. Pedestal wash hand basin with hot and cold tap over. Panelled bath with hot and cold tap over. Extractor fan. Obscure double glazed window to rear aspect. Radiator. Pendant light fitting.

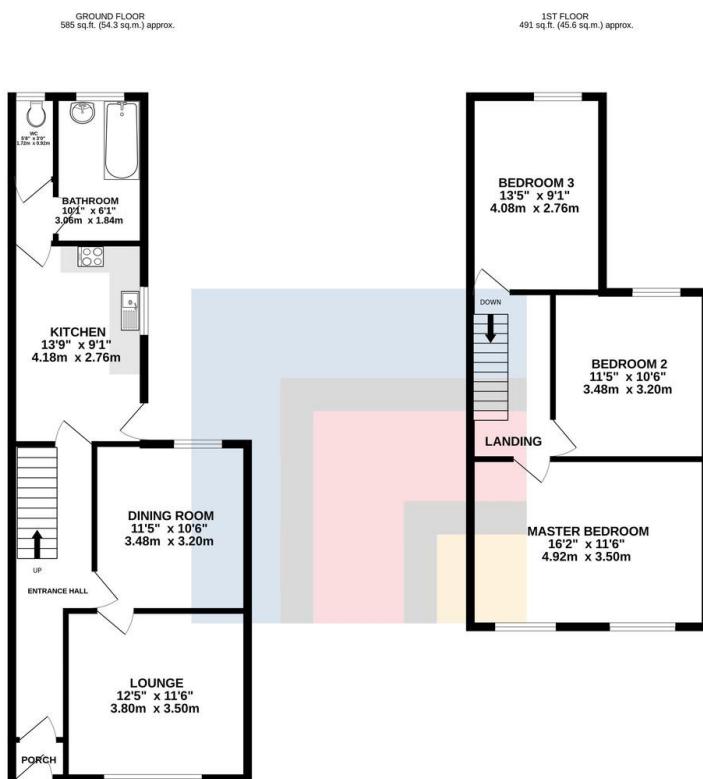


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PEARL STREET, ADAMSDOWN, CARDIFF, CF24 1PN



PEARL STREET, ADAMSDOWN, CARDIFF, CF24 1PN



TOTAL FLOOR AREA: 1075 sq.ft. (99.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the dimensions, constructions, measurements of doors, windows, rooms and other features, 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 dimensions given are approximate and have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B		87 B	
69-80	C			
55-68	D	70 C		
39-54	E			
21-38	F			
1-20	G			

CARDIFF 029 2046 5466

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