

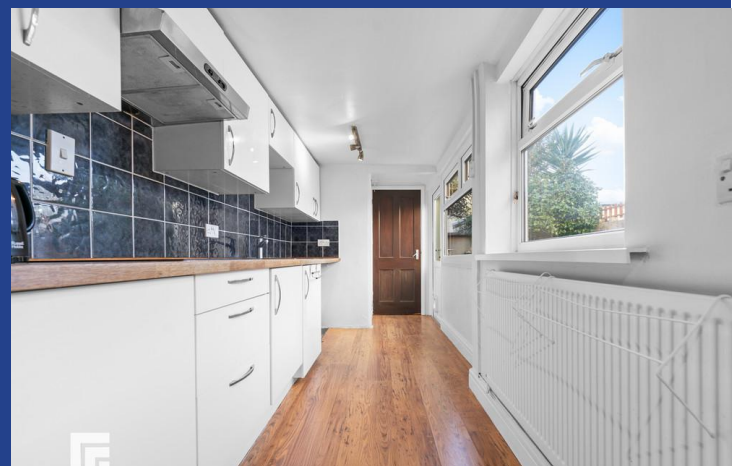
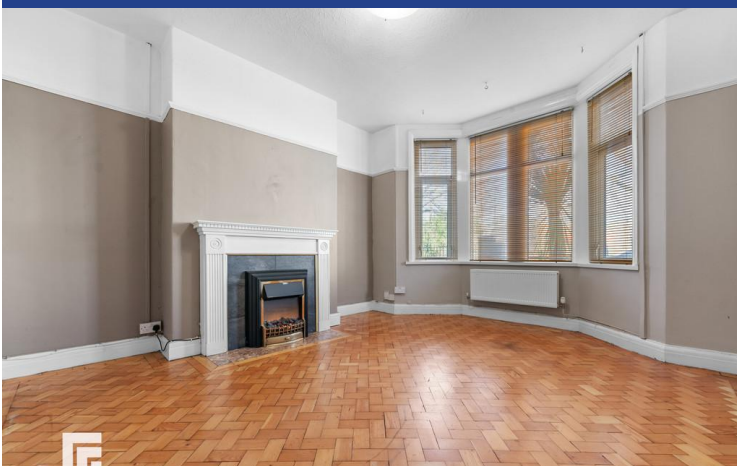
Taff Embankment, Grangetown, Cardiff, CF11 7BJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£385,000



Mid Terraced House

4

2

2

2

Property Description

****WELL PRESENTED, FOUR BEDROOM, MID-TERRACED HOUSE WITH STUNNING RIVER VIEWS**** MGY are delighted to bring to market this well presented, four bedroom, mid-terraced house situated within walking distance of Cardiff City Centre and local amenities. The spacious accommodation briefly comprises entrance hallway, living room, dining room, kitchen, shower room, four bedrooms and family bathroom. The property further benefits from having stunning views of the River Taff, double garage, double glazing and gas central heating throughout. ***NO CHAIN***

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,195 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

Entered via obscure glazed front door leading from front garden. Original tiled flooring. Pendant light fitting. Radiator. Doors to living room and dining room. Stairs rising to first floor.

LOUNGE

11' 9" x 11' 8" (3.60m x 3.58m)
Parquet flooring. Double glazed bay window to front aspect. Pendant light fitting. Radiator. Two alcoves. Electric fireplace. Power points. TV and telephone point. Picture rail.

KITCHEN

11' 2" x 5' 9" (3.42m x 1.77m)
Continuation of laminate flooring. Fitted kitchen with range of wall, base and drawer units with worktops over incorporating stainless steel sink with mixer tap over and four ring electric ceramic hob with extractor above. Space for appliances. Integrated oven Tiled splashback. Pendant light fittings. Two double glazed windows to side aspect. Radiator. Power points. Breakfast bar with seating beneath. Door leading to shower room.

DINING ROOM

12' 7" x 11' 1" (3.86m x 3.38m)
Laminate flooring. Pendant light fitting. Two alcoves. Electric fireplace. Power points. Radiator. Sliding doors leading to rear garden. Opening to kitchen.

SHOWER ROOM

Tiled walls and flooring. Mains powered walk in shower. Extractor fan. WC. Vanity wash hand basin with tap over and storage beneath. Pendant light fitting. Obscure double glazed window to rear aspect. Radiator.

FIRST FLOOR

Carpet to floor. Split level landing. Pendant light fitting. Doors to three bedrooms and family bathroom. Power points. Stairs rising to second floor.

MASTER BEDROOM

11' 11" x 11' 4" (3.64m x 3.46m)
Carpet to floor. Double glazed bay windows to front aspect with great river views. Radiator. Pendant light fitting. Power points. Large fitted wardrobe, with sliding doors and lighting.

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BEDROOM TWO

12' 8" x 11' 4" (3.88 m x 3.46m)

Carpet to floor. Double glazed window to rear aspect. Fitted storage cupboards, housing Combi-boiler. Radiator. Power points. Pendant light fitting.

BEDROOM THREE

Located on the second floor. Double bedroom. Carpet to floor. Three Velux windows. Storage to eaves. Pendant light fitting. Power points. Radiator.

BATHROOM

5' 9" x 5' 8" (1.76m x 1.73m)

Laminate flooring. Partially tiled walls. White three-piece-suite comprising WC, pedestal wash hand basin with mixer tap over, panelled bath with hot and cold tap over and mains powered shower above. Obscure window to rear aspect. Extractor fan.

BEDROOM FOUR

6' 1" x 5' 10" (1.87m x 1.79m)

Carpet to floor. Double glazed window to front aspect. Radiator. Power points. Pendant light fitting.

GARDEN

Low maintenance rear garden. Laid to patio with space for seating. Wall border. Lawn area. Outside tap. Access to garage.

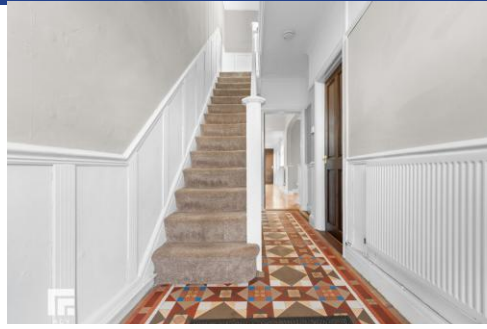
GARAGE

Double garage. Lighting and power points. Doors leading to rear garden.

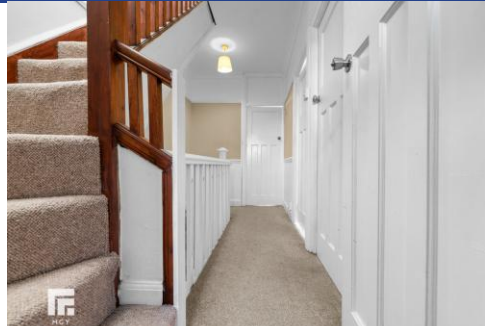
TENURE

MGY are advised that the property is freehold. The property is on a water meter.

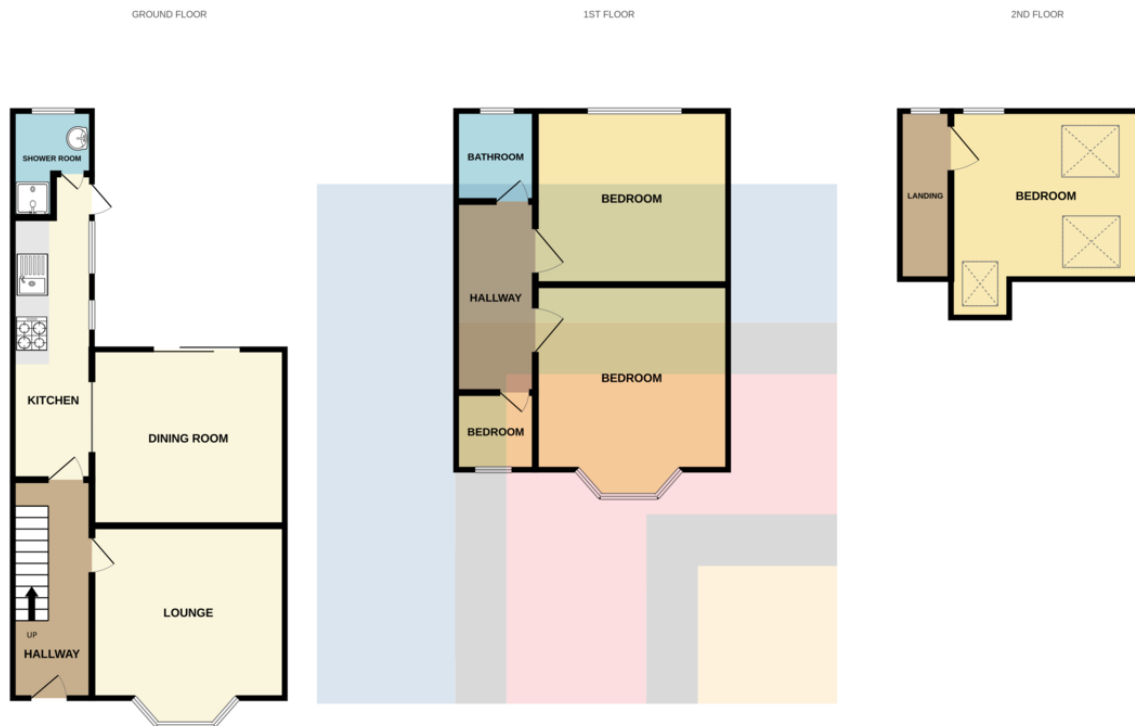
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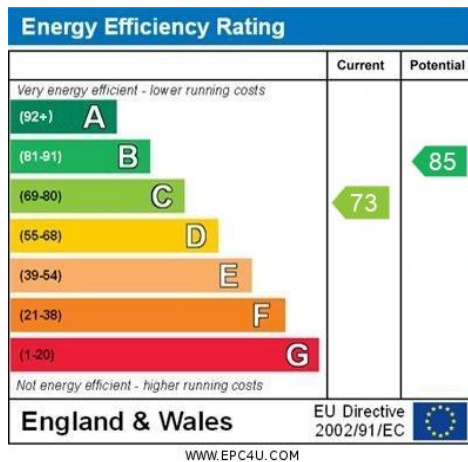
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