



DIAMOND STREET  
ADAMSDOWN  
CARDIFF CF24 1NR

OFFERS IN EXCESS OF  
**£190,000**



### SEMI-DETACHED HOUSE



\*BEAUTIFULLY PRESENTED, TWO BEDROOM, SEMI-DETACHED HOUSE IN ADAMSDOWN\* MGY are delighted to bring to market this immaculately presented and spacious, semi-detached, two double bedroom house situated on Diamond Street, Adamsdown. The accommodation briefly comprises entrance hallway, lounge, kitchen, downstairs bathroom, and two double bedrooms. The property further benefits from a well maintained rear garden, gas central heating and double glazing throughout. Viewing highly recommended.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 829 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

## FIRST FLOOR

### FIRST FLOOR LANDING

Split level landing. Carpeted flooring. Double glazed uPVC window to rear aspect. Pendant light fitting. Radiator. Doors to all bedrooms.

### BEDROOM ONE

15' 4" x 10' 9" (4.69m x 3.30m)

Two double glazed uPVC windows to front aspect. Carpeted flooring. Pendant light fitting. Power points. Radiator. Two alcoves.

### BEDROOM TWO

12' 5" x 9' 6" (3.79m x 2.91m)

Double glazed uPVC window to rear aspect. Carpeted flooring. Pendant light fitting. Power points. Radiator. Two alcoves, one with fixed shelving.

### OUTSIDE

Enclosed private rear garden with laid to patio and part shingled area. Brick wall borders. Flower beds. Storage shed.

### TENURE

MGY have been advised that this property is FREEHOLD.

### ENTRANCE HALL

Entered via double glazed front door with obscure glass panels. Laminate wood effect flooring. Pendant light fitting. Radiator. Doors to all rooms. Stairs rising to first floor.

### LOUNGE

11' 7" x 11' 1" (3.54m x 3.39m)

Double glazed uPVC window to front aspect. Laminate wood effect flooring. Pendant light fitting. Radiator. Power points. Two alcoves, housing meters and fixed shelving.

### KITCHEN

12' 2" x 9' 6" (3.71m x 2.90m)

Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating sink with mixer tap over. Integrated four ring hob with oven below and extractor above. Space and plumbing for a washing machine. Space for fridge/freezer. Tiled splashback. Double glazed uPVC window to rear aspect. Pendant light fitting. Laminate wood effect flooring. Wall mounted gas boiler. Power points.

### BATHROOM

7' 6" x 5' 8" (2.29m x 1.73m)

Modern suite comprising: Pedestal wash hand basin with mixer tap over and tiled splashback. WC. Panelled bath with mains shower and hot and cold tap over with tiled splashbacks and glass shower screen. Obscure double glazed uPVC window to rear aspect. Heated towel rail. Pendant light fitting.

### LOBBY

Double glazed door to access rear private garden. Built in storage cupboard.



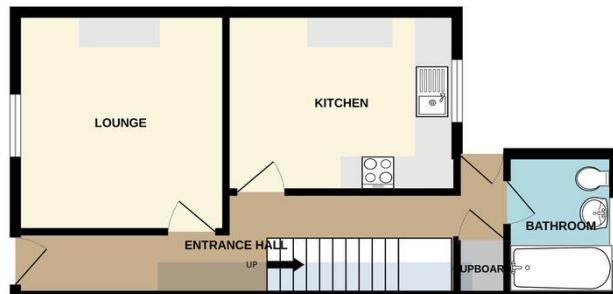
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GROUND FLOOR



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 indicative purposes only and should not be used as such by any prospective purchaser. The heating, water, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrrix C5025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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