



DIAMOND STREET  
SPLOTT  
CARDIFF CF24 1NQ

OFFERS IN EXCESS OF  
**£230,000**



### MID TERRACED HOUSE



**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 1,130 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**\*WELL PRESENTED - NO CHAIN - MID TERRACE HOUSE\*** MGY are delighted to bring to market this very well presented, three bedroom, mid-terraced house situated on Diamond Street in Splott. The accommodation briefly comprises entrance hallway, open plan lounge/diner, kitchen, three bedrooms and family bathroom. The property further benefits from newly fitted carpets and redecoration throughout, is chain free and has a good sized rear garden.\*Viewing highly recommended\*

#### **ENTRANCE HALL**

Entered via front door leading from street. Carpet to floor. Door leading to open plan lounge/diner.

#### **LOUNGE/DINER**

23' 4" x 16' 6" (7.13m x 5.04m)

Continuation of carpet to floor. Large double glazed uPVC window to front aspect and large double glazed uPVC to rear aspect. Two radiators. TV and telephone point. Power points. Electric fire and oak surround. Low level cupboard housing gas meter. Stairs rising to first floor. Access to under stairs storage cupboard housing electric meter. Door leading to kitchen.

#### **KITCHEN**

15' 6" x 8' 7" (4.74m x 2.63m)

Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over and four ring gas hob with extractor above and oven beneath. Tiled splashback. Space for fridge/freezer, washing machine and tumble dryer. Double glazed uPVC window to side aspect. Power points. Two light fittings. Cupboard housing boiler. Tiled flooring. Door leading to bathroom. Radiator. Double glazed obscure uPVC door leading to rear garden.

#### **BATHROOM**

7' 1" x 8' 3" (2.16m x 2.52m)

Vinyl flooring. Partially tiled walls. Obscure double glazed uPVC window to rear. Extractor. Radiator. White three-piece-suite comprising WC, pedestal wash hand basin with mixer tap over and panelled bath with mixer tap over and mains powered shower above.

#### **FIRST FLOOR**

Carpet to stairs and landing. Pendant light fitting. Loft hatch. Doors to all bedrooms.

#### **BEDROOM ONE**

16' 7" x 11' 5" (5.06m x 3.48m)

Carpet to floor. Two double glazed uPVC windows to front aspect. Radiator. Power points. Pendant light fitting.

#### **BEDROOM TWO**

12' 1" x 10' 11" (3.69m x 3.35m)

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

#### **BEDROOM THREE**

14' 1" x 9' 3" (4.31m x 2.83m)

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

#### **REAR GARDEN**

Laid to patio. Fence and wall border. Outside tap.

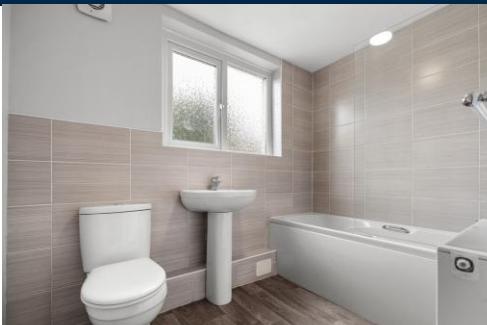
#### **TENURE**

MGY have been advised that the property is **FREEHOLD**.



**M G Y . C O . U K**

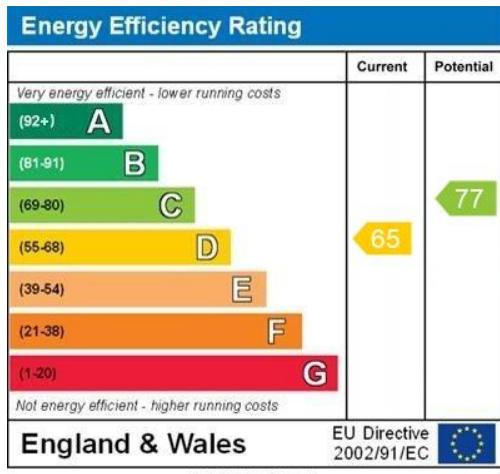
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