



WYNDHAM STREET  
RIVERSIDE  
CARDIFF CF11 6DQ

ASKING PRICE OF

**£280,000**



## END TERRACED HOUSE



**3**



**1**



**1**



**1**

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 1,023 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **UTILITY ROOM**

7' 3" x 9' 3" (2.22m x 2.84m)

uPVC door leading to private rear garden. Counters cross two walls. Space and plumbing for washing machine. Wall mounted boiler. Tiled flooring. Radiator.

#### **FIRST FLOOR**

##### **FIRST FLOOR LANDING**

Doors to all rooms. Exposed floorboards. Pendant light fitting. Alcoves with feature fireplace.

##### **BEDROOM ONE**

12' 3" x 10' 8" (3.75m x 3.27m)

Double glazed uPVC windows to front and side aspect. Exposed floorboards. Alcoves with feature fire. Radiator.

##### **BEDROOM TWO**

12' 3" x 9' 7" (3.74m x 2.93m)

Double glazed uPVC window to side aspect. Exposed floorboards. Radiator.

##### **BEDROOM THREE**

12' 10" x 7' 8" (3.92 x 2.34m)

Double glazed uPVC window to side aspect. Exposed floorboards. Loft hatch. Radiator.

#### **OUTSIDE**

Front - Enclosed front yard. Wall border with wrought iron railings. Pathway leading to front door.

Rear - Laid to patio. Wall border. Mature plants and shrubs. Outside tap.

#### **TENURE**

MGY have been advised that the property is FREEHOLD.

## **\*\*WELL PRESENTED THREE BEDROOM END TERRACED HOUSE\* \*NO CHAIN\*\***

MGY are delighted to bring to market this well presented three bedroom house in Wyndham Street, which is within walking distance of local shops and with easy access to the City Centre. The accommodation briefly comprises entrance porch, lounge, kitchen, utility and downstairs bathroom. To the first floor there are three bedrooms. The property further benefits from being chain free, has a low maintenance garden and has gas central heating and double glazing throughout.

**\*Viewing highly recommended\***

#### **PORCH**

11' 5" x 4' 0" (3.50m x 1.23m)

uPVC glazed door leading from private courtyard. double glazed uPVC window to side aspect and Velux to roof. Pendant light fitting. Radiator.

#### **LOUNGE**

12' 1" x 22' 9" (3.69m x 6.95m)

Double glazed uPVC windows to front and side aspects. Exposed floorboards. Pendant light fittings. Radiator. Alcoves with fixed shelving. Stairs leading to first floor.

#### **KITCHEN**

12' 0" x 10' 1" (3.67m x 3.09m)

Double glazed uPVC window. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating 1.5 stainless sink and drainer with mixer tap over, four ring electric hob with extractor hood over. Integrated fridge/freezer. Partially tiled walls and parquet flooring. Pendant light fitting. Radiator. Doors leading to utility room and lounge.

#### **BATHROOM**

6' 10" x 6' 7" (2.09m x 2.02m)

White three-piece-suite comprising WC, pedestal wash hand basin with mixer tap over and storage beneath, panelled bath with mains powered rainfall shower above and separate shower head fixture. Pendant light fitting. Obscure double glazed uPVC window. Tiled flooring and walls. Heated towel rail.

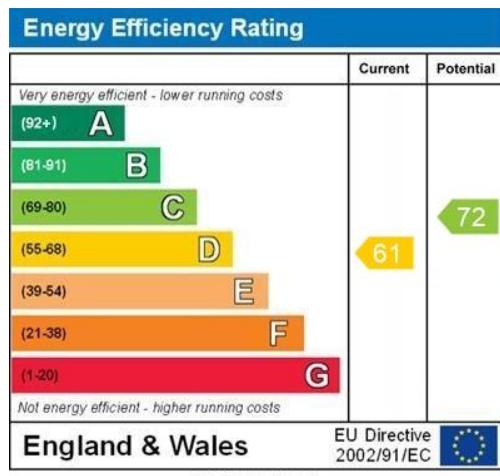
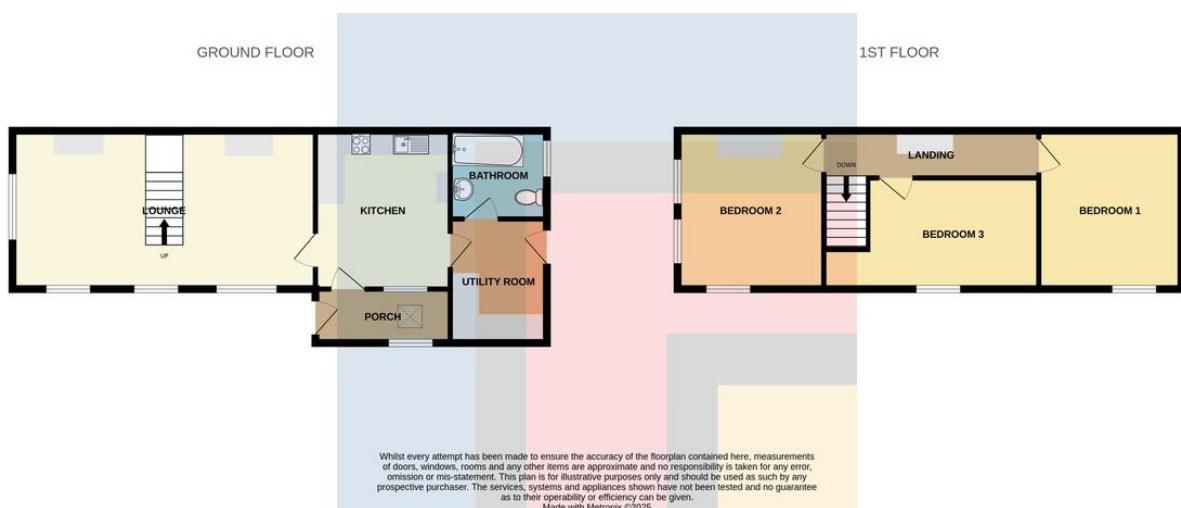


**M G Y . C O . U K**

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