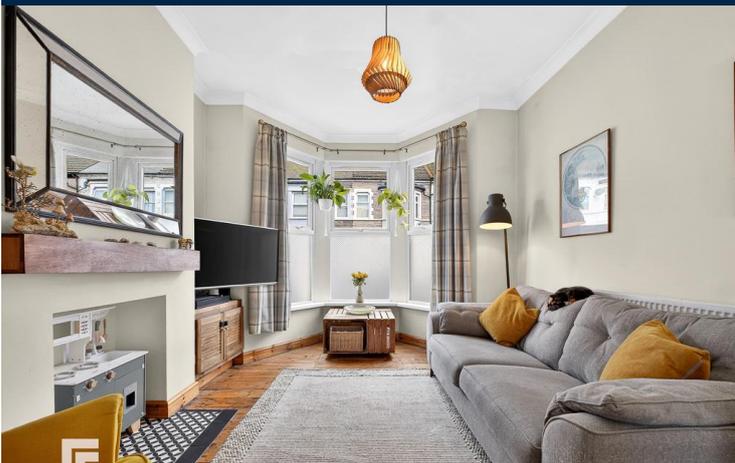




**CRADDOCK STREET**  
**RIVERSIDE**  
**CARDIFF CF11 6EY**

ASKING PRICE OF  
**£285,000**



**MID TERRACED HOUSE**



**3**



**1**



**1**



**2**

**\*\*PERFECT FOR FIRST TIME BUYERS - THREE BEDROOM, MID-TERRACED HOUSE\*\*** MGY are delighted to bring to market this bright and spacious, three bedroom, mid-terraced house situated on the popular Craddock Street in Riverside. The accommodation is split over two floors and briefly comprises entrance hallway, lounge, dining room, kitchen and utility room. To the first floor there are three double bedrooms and a modern shower room. The property further benefits from a private South facing garden, gas central heating, basement and double glazing throughout. \*Viewing highly recommended\*

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 1,012 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via composite front door leading from private front courtyard. Original tiled flooring. Pendant light fitting. Doors to lounge/diner and kitchen. Stairs rising to first floor. Radiator.

#### **LOUNGE**

11' 4" x 11' 2" (3.46m x 3.41m)

Double glazed uPVC bay window to front aspect. Exposed floorboards. Coving. Alcoves with fitted storage and space for fireplace with tiled base. Pendant light fitting. Radiator.

#### **DINING ROOM**

9' 9" x 11' 2" (2.98m x 3.41m)

Double glazed uPVC window to rear aspect. Exposed floorboards. Coving. Alcoves. Pendant light fitting. Radiator.

#### **KITCHEN**

9' 1" x 13' 7" (2.77m x 4.16m)

Double glazed uPVC windows to side aspect. Fitted kitchen with a range of wall, base and drawer units with rounded edge worktops over incorporating 1.5 sink and drainer and four ring induction hob with extractor hood above and oven beneath. Integrated dishwasher. Space for fridge/freezer. Tiled flooring. Spotlights. Vertical radiator. Door leading to utility room.

#### **UTILITY ROOM**

8' 11" x 5' 8" (2.73m x 1.74m)

Double glazed uPVC window to rear aspect. uPVC door leading to rear garden. Tiled flooring. Plumbing for washing machine, space for dryer and counter across one wall with tiled splashback.

#### **FIRST FLOOR**

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

Carpeted split level landing. Pendant light fitting. Doors to three bedrooms and shower room. Fitted cupboard. Loft hatch.

##### **BEDROOM ONE**

15' 4" x 11' 0" (4.68m x 3.37m)

Two double glazed uPVC windows to front aspect. Double bedroom. Carpeted flooring. Pendant light fitting. Alcoves. Radiator.

##### **BEDROOM TWO**

9' 5" x 11' 1" (2.89m x 3.40m)

Double glazed uPVC window to rear aspect. A second double bedroom. Carpeted flooring. Radiator.

##### **BEDROOM THREE**

9' 1" x 9' 5" (2.79m x 2.88m)

Double glazed uPVC window to rear aspect. Carpeted flooring. Alcoves. Pendant light fitting. Radiator.

##### **SHOWER ROOM**

Immaculate modern shower room accessed via sliding pocket door. Tiled flooring. Fully tiled walls. Double shower with glass screen, mains rainfall shower and additional shower attachment. Vanity wash hand basin, with mixer tap and fitted storage under. Wall mounted vanity mirror over. W.C. Heated towel rail. Extractor. Spotlights.

##### **WC**

WC. Partly tiled walls and tiled flooring. Vanity sink with mixer tap over. Fixed shelving. Spotlights.

##### **BASEMENT**

14' 10" x 7' 7" (4.53max x 2.33max)

Accessed via kitchen. Excellent storage area. Power and lighting.

##### **OUTSIDE**

Front - Enclosed front yard. Wall border. Wrought iron gate. Paved pathway leading to front door.

Rear - Private South facing rear garden. Laid to patio. Wall and fenced borders. Outside tap.

##### **TENURE**

MGY have been advised that this property is FREEHOLD.



# CRADDOCK STREET, RIVERSIDE, CARDIFF CF11 6EY



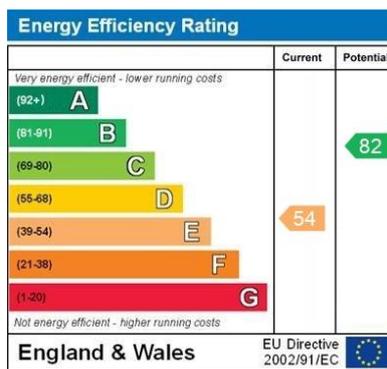
# CRADDOCK STREET, RIVERSIDE, CARDIFF CF11 6EY

GROUND FLOOR

1ST FLOOR



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**CARDIFF** 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



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