

Treganna Street

Canton | Cardiff | CF11 8FN

Mid Terraced House | Asking Price Of £219,950



mgy.co.uk

2 | 3 | 3 | 1

Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial

PROPERTY DESCRIPTION

****RARELY AVAILABLE**** MGY are delighted to bring to the market this tastefully presented, 2-bedroom terraced house situated in a modern development which has been decorated to a high specification finish. The accommodation briefly comprises entrance hall, modern fitted kitchen, living room, cloak room/WC, two bedrooms - both of which are good size double bedrooms and a family bathroom suite. The property further benefits from gas central heating from a combi boiler, Upvc double glazing, french doors onto an enclosed rear garden, off-road parking and 8 years remaining on the NHBC certificate. Ideal first time buy or BTL investment. Early viewing advised to avoid disappointment.

- **Tenure** Freehold
- **Council Tax Band D**
- **Floor Area (approx.)** 797 sq ft
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

Treganna Street is a quiet residential location within close proximity to good local shops, coffee shops, restaurants and leisure facilities. There is frequent public transport to the city centre with a central trainline accessed at Waun-Gron Park Station and the main bus route located on Broad Street, both within a short walk. The access roads for the A4232 and the M4 are just a short drive. The Welsh schools at both primary and secondary levels are particularly sought after.

HALLWAY

Entered through composite door. Wall mounted radiator, Carpeted floor.

CLOAKROOM

Pedestal wash hand basin with mixer tap. WC. Radiator. Tiled splash back. Laminate flooring.

LOUNGE

15' 0" x 10' 3" (4.59m x 3.13m) Double glazed uPVC windows and doors to rear leading onto enclosed rear garden. TV and telephone point. Carpeted flooring. Radiator.

KITCHEN/DINER

8' 1" x 15' 7" (2.47m x 4.75m) Double glazed uPVC window to front. Round edged work surfaces incorporating one and a half stainless steel sink with hot and cold tap and four ring hob with extractor over. Built in oven and dishwasher. Space for washing machine and fridge freezer. Ample storage throughout. Radiator. Laminate flooring.

LANDING

Storage cupboard. Carpeted flooring.

BEDROOM ONE

12' 11" x 10' 0" (3.96m x 3.05m) Double glazed uPVC window to rear. Fitted wardrobe. TV and telephone point. Carpeted flooring.

EN SUITE

Double glazed sash uPVC window to rear. Shower cubicle with main shower above. Pedestal wash hand basin with mixer tap. WC. Radiator. Tiled flooring and splash backs.

BEDROOM TWO

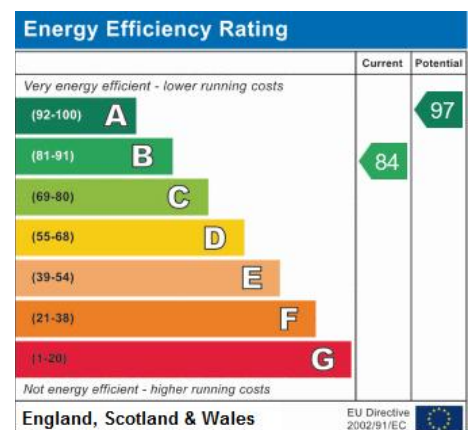
14' 11" x 9' 1" (4.57m x 2.79m) Double glazed uPVC window to front. Storage cupboard housing boiler. TV point. Carpeted flooring. Radiator.

BATHROOM

Panelled bath with mixer tap. Tiled walls. Pedestal wash hand basin with mixer tap. WC. Radiator. Laminate flooring.

TENURE

MGY have been advised that the property is freehold.



Cardiff Bay 029 2046 5466

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

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor any one in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.