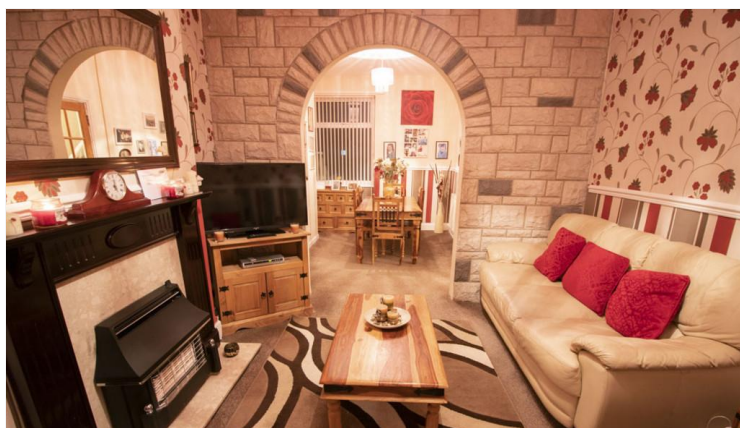


Clarence Embankment

Cardiff | CF10 5GR

Mid-Terraced House | Asking Price Of £249,950



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PROPERTY DESCRIPTION

****TRADITIONAL MID-TERRACED HOUSE**** MGY are pleased to present for sale a three bedroom, bay fronted mid terraced house in a sought after location in Cardiff Bay. Walking distance to Mermaid Quay and the Wales Millennium Centre and with easy access to the City Centre. The accommodation comprises of forecourt, entrance hall, living/ dining room and modern kitchen, with access to large basement, to the ground floor. To the first floor there are three double bedrooms and a bathroom. The property further benefits from a low maintenance rear garden with ample sun, double glazing throughout, gas central heating and a new Combi boiler. No chain. Viewing recommended.

- **Tenure** Freehold
- **Council Tax Band** E
- **Floor Area (approx.)**
1,012 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Entered via forecourt and composite door. Laminate flooring. Wall mounted Radiator. Doors leading to living/ dining room and kitchen. Carpeted stairway to first floor.

LIVING/ DINING ROOM

25' 5" x 11' 3" (7.75m x 3.44m) Double glazed uPVC bay windows, to front aspect. Additional uPVC windows, to rear aspect. Ample natural daylight. Newly fitted gas fireplace. Coved ceiling. Carpeted flooring. Wall mounted radiator. TV Aerial point. Telephone point. Archway to dining room.

KITCHEN

17' 1" x 10' 3" (5.22m x 3.13m) Newly fitted kitchen. Double glazed uPVC windows, to side aspect. Door leading to rear garden. Vinyl flooring. Part tiled walls. Modern fitted units, with work surfaces incorporating stainless steel sink. Built in four ring electric Lamona hob, with extractor hood over. Ample storage. Built in oven. Space for fridge freezer and washing machine. New Combi boiler. Wall mounted radiator. Door leading to large basement.

FIRST FLOOR LANDING

Carpeted flooring. Built in storage cupboard. Access to insulated loft. Doors leading to master bedroom, bedroom two, bedroom three and bathroom.

MASTER BEDROOM

14' 9" x 13' 8" (4.52m x 4.18m) Double glazed uPVC bay windows, to front aspect. Stunning views of the River Taff. Extremely spacious. Carpeted flooring.

BEDROOM TWO

11' 3" x 9' 4" (3.44m x 2.87m) Double glazed uPVC windows, to rear aspect. Ample natural daylight. Carpeted flooring.

BEDROOM THREE

12' 11" x 9' 8" (3.95m x 2.95m) Double glazed uPVC windows, to rear aspect. Ample natural daylight. Carpeted flooring. TV Aerial point. Telephone point.

BATHROOM

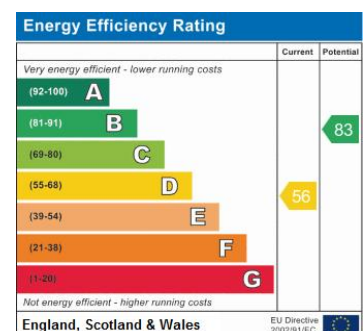
6' 1" x 4' 5" (1.87m x 1.37m) Double glazed uPVC windows, to side aspect. Vinyl flooring. Fully tiled walls. Vanity enclosed wash hand basin. W.C. Walk in shower. Wall mounted radiator.

REAR GARDEN

Low maintenance rear garden. Fully decked, with ample sun. Accessed from the kitchen.

BASEMENT

Large basement, accessed from the kitchen. Lighting to ceiling.



Cardiff Bay 029 2046 5466

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

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