



## Amherst Street, offers in the region of £240,000

- Two Bedroom Property
- NO ONWARDS CHAIN
- Sought After Location
- Downstairs WC
- Close to Cardiff Bay Retail Park
- EPC Rating: Awaited



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## About the property

Situated in the sought after location of Grangetown is this two bedroom mid-terrace property being sold with NO CHAIN! The property would make a PERFECT First Time Buy or Investment!!! Just walking distance from all local amenities, the property is within close proximity to Cardiff Bay Retail Park, Grangetown Train Station, Cardiff City Centre and The Marl Park. Internally the property comprises entrance hall, lounge, kitchen, utility room and downstairs wc. To the first floor are two bedrooms and a family bathroom. To the rear of the property is a low maintenance courtyard garden. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Hall

### Lounge

22' 8" Max x 11' 3" Max ( 6.91m Max x 3.43m Max )

### Kitchen

15' 5" x 14' 5" Max ( 4.70m x 4.39m Max )

### Utility Room

### Downstairs Wc





**Landing**

**Master Bedroom**

15' 9" Max x 10' 10" ( 4.80m Max x 3.30m )

**Bedroom Two**

11' 2" x 10' 1" Max ( 3.40m x 3.07m Max )

**Bathroom**

**Rear Garden**

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

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