



81 OXFORD STREET
NANTGARW
CARDIFF CF15 7SU

ASKING PRICE OF
£200,000



MID TERRACE PROPERTY



3



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1



2

**** THREE BEDROOM MID TERRACE FAMILY HOME ** DOUBLE GARAGE ** NO CHAIN **** A delightful three bedroom mid terrace family home in a convenient location. Entrance hallway, bay fronted lounge, spacious dining room, modern fitted kitchen and modern ground floor bathroom with shower over bath. To the first floor are three good sized bedrooms. Gas central heating. Double glazed windows. Lawned rear garden. Double garage with electric door and rear lane access. No Chain. EPC Rating: C

LOCATION

The property is situated in Nantgarw close to a range of local amenities, also with convenient road links to the A470 and M4 motorway. Nantgarw is within easy reach of the town of Pontypridd (approx. 6 miles) and Cardiff City centre (approx. 8 miles).

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the entrance hallway. Tiled flooring. Staircase to first floor. Radiator.

LOUNGE

12' 2" x 9' 4" (into bay) (3.73m x 2.87m)
With bay fronted window, a good sized reception. Open plan with dining room. Radiator.

DINING ROOM

14' 0" x 11' 9" (4.27m x 3.59m)
With window to rear, a good sized second reception, open plan with lounge. Under stairs storage cupboard. Radiator.

KITCHEN

9' 7" x 9' 5" (2.93m x 2.88m)
Modern fitted kitchen. Appointed along three sides in light panelled fronts beneath wood grain effect laminate worktops. Inset stainless steel sink with side drainer. Inset four ring hob with cooker hood above and oven below. Space for fridge freezer. Plumbing for washing machine. Wall tiling to splash back areas. Tiled flooring. Door and window to side. Recessed spot lights. Radiator. Door to bathroom

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 920 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BATHROOM

9' 8" x 6' 3" (2.96m x 1.93m)
Modern white suite comprising low level wc, wash hand basin, panelled bath with twin head chrome shower above and glass swivel shower screen. Wall tiling to splash back areas. Two obscured glass windows to rear. Tiled flooring recessed spotlights. Chrome heated towel rail.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to roof space. Window to rear.

BEDROOM ONE

13' 8" x 8' 10" (4.17m x 2.70m)
Aspect to front, a good sized primary bedroom. Fitted wardrobe. Radiator.

BEDROOM TWO

11' 5" x 8' 4" (3.49m x 2.55m)
Overlooking the rear, a second double bedroom. Cupboard housing the 'Worcester' gas central heating boiler. Radiator.

BEDROOM THREE

10' 0" x 8' 1" (3.05m x 2.47m)
Overlooking the entrance approach, a third good sized bedroom. Radiator.

OUTSIDE

REAR GARDEN

Lawned rear garden. Door to double garage.

DOUBLE GARAGE

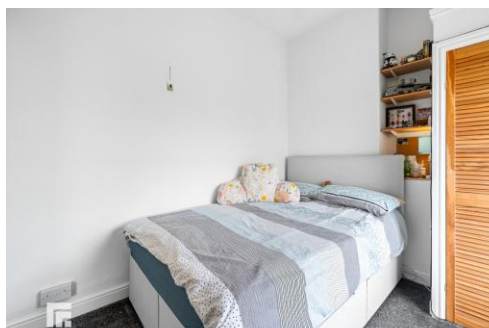
18' 11" x 16' 7" (5.77m x 5.07m)
With electric up and over access door. Power and lighting. With window and door to rear. Rear lane access.

FRONT GARDEN

Decorative stones and low level stone wall to front. Gate leading to paved pathway to front door.



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GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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