



**CAMBRIDGE STREET
GRANGETOWN
CARDIFF CF11 7DH**

ASKING PRICE OF
£275,000



END TERRACED HOUSE



4



1



1



2

****CHAIN FREE, FOUR BEDROOM, END-TERRACED HOUSE**** MGY are delighted to bring to market this mid-terraced, four bedroom house situated on a quiet and friendly street within the popular Grangetown area and is within walking distance to Cardiff City Centre and local amenities. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, utility room. To the first floor there are four bedrooms and a modern shower room. The property further benefits from gas central heating, good sized rear garden, and off road parking. **Viewing highly recommended**

ENTRANCE HALL

Entered via front door into entrance hallway. Parquet flooring. Pendant lighting and wall mounted lights. Radiator. Doors to lounge, dining room, kitchen and under stairs storage cupboard. Stairs rising to first floor.

LOUNGE

19' 7" x 10' 8" (5.98m x 3.27m)
Double glazed bay window to front aspect. Laminate wood effect flooring. Gas fireplace with mantel surround and tiled base. Alcoves. Coving. Pendant lighting and wall mounted lights. Radiator.

DINING ROOM

13' 2" x 10' 9" (4.03m x 3.28m)
A second reception room with double doors opening leading from lounge. Double glazed window to side aspect. Continuation of laminate wood effect flooring. Alcoves. Coving. Dado rail. Pendant lighting. Radiator. Door leading to kitchen.

KITCHEN

9' 8" x 14' 0" (2.97m x 4.29m)
Double glazed windows to side aspects. Fitted with all, base and drawer units with contrasting worktops incorporating stainless steel sink and drainer with mixer tap over. Integrated oven with four ring electric hob over, tiled splashbacks and extractor fan above. Space for appliances such as: fridge freezer, washing machine and dishwasher. Vinyl flooring. Partly tiled walls. Radiator. Spotlights. Door leading to:

UTILITY ROOM

19' 7" x 10' 8" (5.98m x 3.27m)
Fitted cupboards across one wall, with contrasting worktops. Double glazed window to rear aspect. Tiled flooring. Fitted cupboard housing combi boiler. Plumbing for washing machine. Wooden framed door with secondary glazing to side with access to rear garden.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1,294 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to side aspect. Split level landing with carpeted stairs and wooden floorboards. Coving. Wall mounted lighting. Loft hatch.

BEDROOM ONE

12' 10" x 10' 11" (3.92m x 3.35m)
Excellent size principal bedroom with double glazed window to front aspect. Original wooden floorboards. Alcoves. Pendant lighting. Radiator.

BEDROOM TWO

13' 3" x 10' 9" (4.04m x 3.28m)
Another double bedroom with double glazed uPVC window to rear aspect. Original wooden floorboards. Coving. Alcoves. Pendant lighting. Radiator.

BEDROOM THREE

6' 9" x 15' 2" (2.07m x 4.63m)
A third double bedroom with double glazed uPVC window to side aspect. Original wooden floorboards. Pendant lighting. Fitted cupboards across two walls housing radiator.

BEDROOM FOUR

8' 5" x 10' 10" (2.57m x 3.32m)
Double glazed window to front aspect. Carpeted flooring. Pendant lighting. Coving. Fitted wardrobes across one wall.

SHOWER ROOM

Modern bathroom with double glazed window to rear aspect. Suite comprising: Low level WC, walk in double shower with tiled splashbacks, vanity wash hand basin with hot and cold mixer tap over and vanity cupboard below. Contemporary fixtures. Vinyl flooring. Spotlights. Radiator.

OUTSIDE

Enclosed, low maintenance garden. Fully paved with brick and stone wall borders with a variety of inset shrubs and plants. Outside tap. Storage Shed. Accessed from the utility room. Double doors leading to side, with access for parking.

TENURE

MGY are advised that the property is FREEHOLD.



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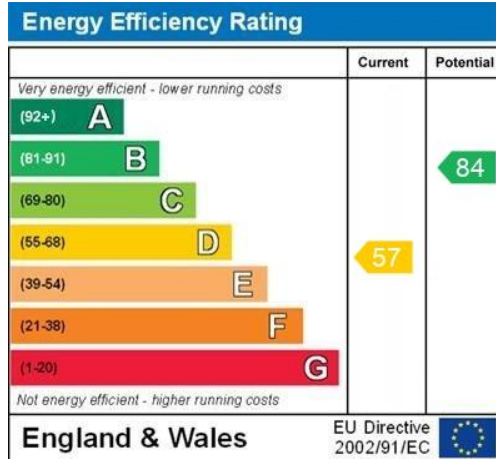
GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.

1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1294 sq.ft. (120.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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, fixtures and appliances shown have not been viewed and no guarantee as to their operability or efficiency can be given.
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