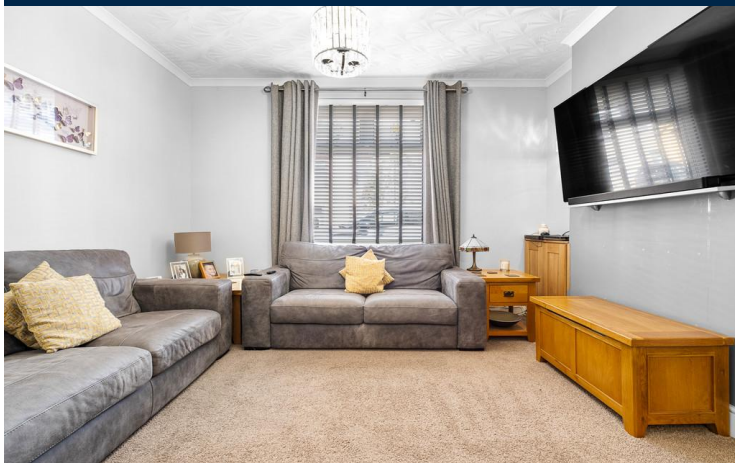




**KENT STREET**  
**GRANGETOWN**  
**CARDIFF CF11 7DL**

OFFERS IN EXCESS OF  
**£399,950**



**FOUR BEDROOM MID TERRACED**  
**HOUSE**



**4**



**2**



**2**



**2**

**\*FOUR BEDROOM, MID-TERRACED HOUSE WITH LOFT ROOM\*** MGY are delighted to bring to market this spacious four-bedroom mid terraced house, situated on a quiet street within the popular Grangetown area. Walking distance to Cardiff City Centre and local amenities. The modern accommodation is split over three floors and briefly comprises entrance hallway, lounge, kitchen/diner, family room, downstairs shower room, utility room, four bedrooms, loft room and family bathroom. The property further benefits from having a double garage, an impressive summer house to the rear, and has a great sized and low maintenance South facing garden. \*Viewing highly recommended\*

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 1907 SQ.FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from street. Tiled flooring. Pendant light fitting. Radiator. Power points. Doors to lounge and kitchen. Stairs rising to first floor.

#### **LIVING ROOM**

Carpet to floor. Double glazed uPVC window to front aspect with fitted blinds. Pendant light fittings. Radiator. Power points. TV and telephone point.

#### **KITCHEN/DINER**

Tiled flooring with underfloor heating. Spotlights. Modern fitted 'Wren' kitchen with a range of wall, base and drawer units with worktops over incorporating gas hob with extractor above and inset 1.5 sink with hot and cold tap over. Integrated dishwasher, fridge and two ovens. Space for large fridge/freezer. Central island with worktops over and ample storage beneath. Under counter lighting. Two skylights with rain sensors. Power points. Space for dining table and chairs. Opening to hallway leading to family room, utility room and downstairs shower room.

#### **FAMILY ROOM**

Continuation of tiled flooring with underfloor heating. Spotlights. TV point. Power points. Double glazed bi-folding doors leading to rear garden and summer house.

#### **SHOWER ROOM**

Tiled flooring with underfloor heating. Tiled walls. WC. Vanity wash hand basin with mixer tap above and storage beneath. Wall mounted LED light mirror. Spotlights. Walk in double shower cubicle with mains powered shower over. Extractor.

#### **UTILITY ROOM**

Continuation of tiled flooring with under floor heating. Base units with worktops over incorporating inset sink and tap over. Tiled splashback. Space and plumbing for washing machine and tumble dryer. Power points. Shelving. Skylight. Spotlights.

#### **FIRST FLOOR**

Carpet to stairs and landing. Pendant light fitting. Doors to four bedrooms. Stairs rising to loft room.

#### **MASTER BEDROOM**

Carpet to floor. Double glazed uPVC window to side aspect. Pendant light fitting. Power points. TV point. Radiator. Door to :-

#### **EN-SUITE**

Tiled flooring and partially tiled walls. WC. Oval bath with hot and cold tap over and shower attachment above. Vanity wash hand basin with mixer tap over and storage beneath. Extractor. Radiator with cover. Obscure double glazed uPVC window to rear aspect with fitted blinds. Door to storage cupboard.

#### **BEDROOM TWO**

Carpet to floor. Pendant light fitting. Power points. Radiator. Double glazed uPVC windows to rear aspect.

#### **BEDROOM THREE**

Carpet to floor. Pendant light fitting. Radiator. Power points. Double glazed uPVC window to front aspect.

#### **BEDROOM FOUR**

Carpet to floor. Pendant light fitting. Fitted wardrobes with shelving and hanging space. Power points. Radiator. Double glazed uPVC window to front aspect with fitted blinds.



# KENT STREET, GRANGETOWN, CARDIFF CF11 7DL

## SECOND FLOOR

Wooden stairs leading to loft room.

## LOFT ROOM

Carpet to floor. Pitched roof with exposed beams. Skylight.  
Power points. Eaves storage. Radiator.

## GARDEN

Laid to patio. Artificial grass. Fence border. Outside tap.  
Wooden planters. Entrance to summer house.

## SUMMER HOUSE

Laminate flooring. Lighting. Floor to ceiling feature windows  
with fitted roller blinds. Power points. Door leading to double  
garage.

## DOUBLE GARAGE

Electric roller door with fob access.

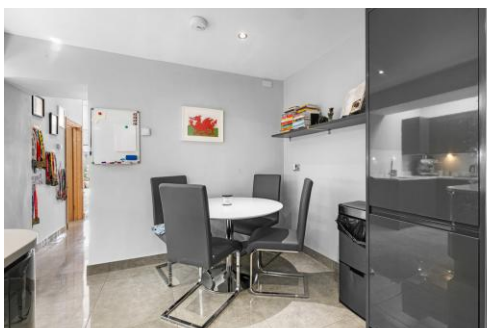
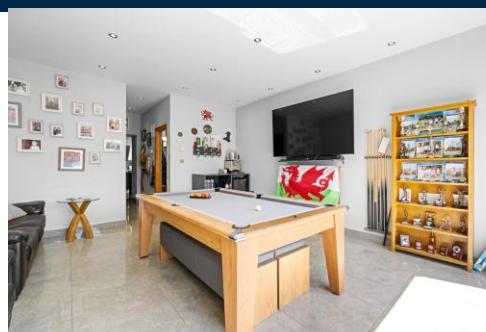
## TENURE

MGY have been advised that the property is FREEHOLD.





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TOTAL FLOOR AREA: 1907 sq.ft. (177.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operation or efficiency can be given.

Made with floorplan 02/20

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

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