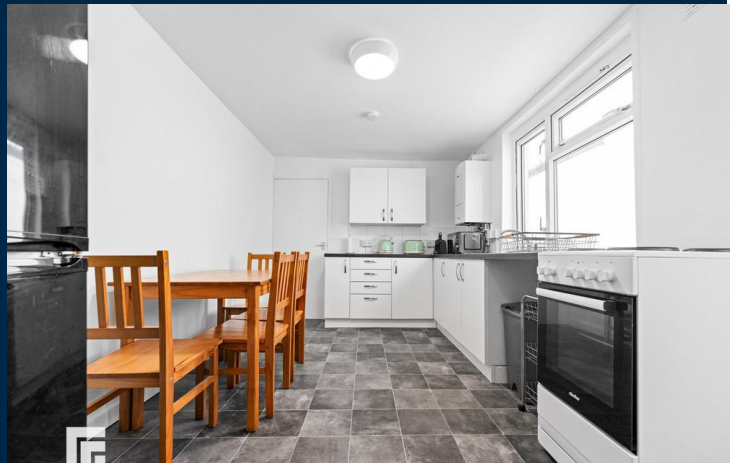




**PEARL STREET**  
ADAMSDOWN  
CARDIFF CF24 1PN


ASKING PRICE OF  
**£250,000**



**MID TERRACED HOUSE**



**3**



**1**



**1**



**2**

**\*\*BEAUTIFULLY PRESENTED, THREE BEDROOM, MID-TERRACED HOUSE IN ADAMSDOWN\* NO CHAIN\*\*** MGY are delighted to bring to market this immaculately presented and spacious, mid-terraced, three double bedroom house situated on Pearl Street, Adamsdown. The accommodation briefly comprises entrance hallway, lounge, dining room, kitchen, downstairs bathroom with separate WC, and three double bedrooms. The property further benefits from a well maintained rear garden, gas central heating and double glazing throughout. Viewing highly recommended.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 1,098 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from porch. Carpet to floor. Pendant light fitting. Radiator. Door to dining room and kitchen. Stairs rising to first floor.

#### **LOUNGE**

12' 5" x 11' 5" (3.80m x 3.50m)  
Carpet to floor. Double glazed window to front aspect. Pendant light fitting. Radiator. Power points. Two alcoves. Opening to :-

#### **DINING ROOM**

11' 5" x 10' 5" (3.48m x 3.20m)  
Continuation of carpet to floor. Pendant light fitting. Two alcoves. Double glazed window to rear aspect. Power points. Radiator.

#### **KITCHEN**

13' 8" x 9' 0" (4.18m x 2.76m)  
Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink with hot and cold tap over. Space and plumbing for a washing machine. Space for fridge/freezer and cooker. Tiled splashback. Extractor fan. Double glazed window to side aspect. Pendant light fitting. Vinyl flooring. Wall mounted boiler. Power points. Door to bathroom. Door leading to rear garden.

#### **BATHROOM**

10' 0" x 6' 0" (3.06m x 1.84m)  
Tiled flooring and tiled walls. Pedestal wash hand basin with hot and cold tap over. Panelled bath with hot and cold tap over. Extractor fan. Obscure double glazed window to rear aspect. Radiator. Pendant light fitting.

#### **FIRST FLOOR**

Split level landing. Carpet to floor. Pendant light fitting. Radiator. Doors to all bedrooms. Loft hatch with fitted ladder.

#### **MASTER BEDROOM**

16' 1" x 11' 5" (4.92m x 3.50m)  
Carpet to floor. Two double glazed windows to front aspect. Pendant light fitting. Power points. Radiator. Two alcoves.

#### **BEDROOM TWO**

11' 5" x 10' 5" (3.48m x 3.20m)  
Carpet to floor. Double glazed window to rear aspect. Power points. Pendant light fitting. Radiator. Two alcoves.

#### **BEDROOM THREE**

13' 4" x 9' 0" (4.08m x 2.76m)  
Carpet to floor. Pendant light fitting. Radiator. Power points. Double glazed window to rear aspect.

#### **GARDEN**

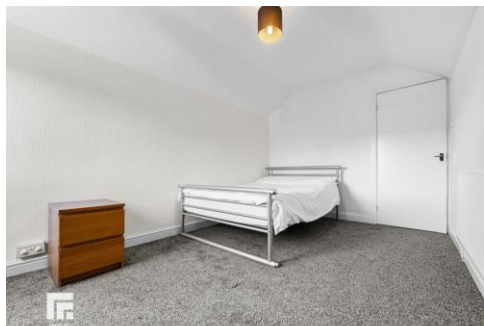
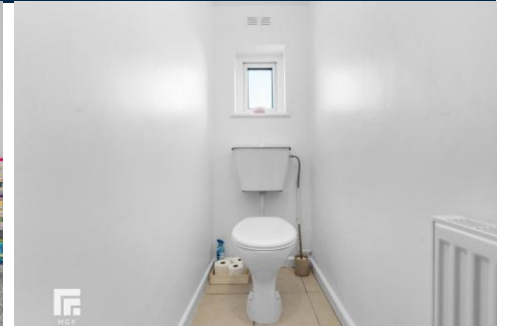
Laid to patio. Lawn area. Wall border. Flower beds. Door to outbuilding.

#### **TENURE**

MGY have been advised that this property is FREEHOLD.



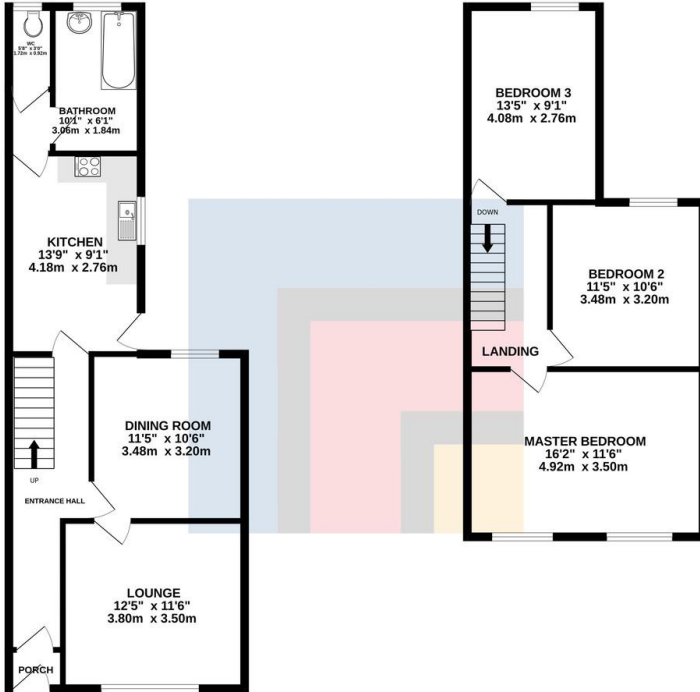
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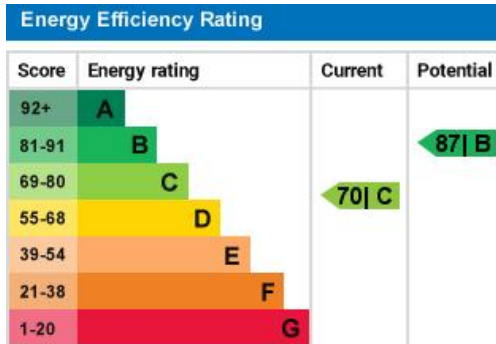
GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1075 sq.ft. (99.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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.  
Made with Memphis 12/2014



**CARDIFF** 029 2046 5466

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



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