



CAMBRIDGE STREET
GRANGETOWN
CARDIFF
CF11 7DJ

ASKING PRICE OF
£295,000



THREE BEDROOM MID TERRACED HOUSE



3



2



2



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****WELL PRESENTED, THREE BEDROOM, MID-TERRACED HOUSE* NO CHAIN**** MGY are delighted to bring to market this spacious three bedroom, mid-terraced house situated on a quiet and friendly street within the popular Grangetown area. The property is within walking distance to Cardiff City Centre, Mermaid Quay and local amenities. The accommodation briefly comprises entrance hall, lounge/diner, sitting room, modern kitchen, three bedrooms, shower room and bathroom. The property further benefits from having a good sized, south facing rear garden, gas central heating and double glazing throughout. No chain. *Viewing highly recommended*

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1,206 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via large private front courtyard and uPVC security door with glass panels. Carpet to floor. Pendant light fitting. Radiator. Power points. Doors leading to reception rooms. Carpeted stairs rising to first floor.

LOUNGE/DINER

5' 11" x 12' 10" (1.82m x 3.93m)

Double glazed uPVC bay windows to front aspect. Ample natural daylight. Spacious living area. Laminate wood effect flooring. Free standing electric fireplace. Space for dining. Power points. TV and telephone point. Pendant light fittings. Radiators. Double glazed uPVC door leading to rear garden.

SITTING ROOM

12' 5" x 10' 4" (3.79m x 3.16m)

Double glazed uPVC windows to side aspect. Gas fireplace. Parquet flooring. Pendant light fitting. Radiator. Power points. Door leading to kitchen.

KITCHEN

10' 4" x 9' 8" (3.16m x 2.96m)

Modern kitchen. Laminate wood effect flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with hot and cold tap over and four ring electric hob with extractor over. Ample storage. Tiled splashback. Integrated appliances such as fridge/freezer, oven, washing machine and microwave. Storage cupboard housing recently serviced boiler. Radiator. Double glazed uPVC windows to rear aspect. Pendant light fitting. Power points. Obscure double glazed uPVC door leading to rear garden.

FIRST FLOOR

Carpet to floor. Split level landing. Pendant light fitting. Doors leading to all bedrooms, shower room and family bathroom. Access to insulated loft.

MASTER BEDROOM

11' 0" x 11' 5" (3.36m x 3.50m)

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

BEDROOM TWO

11' 11" x 11' 3" (3.64m x 3.43m)

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

BEDROOM THREE

7' 10" x 5' 5" (2.41m x 1.67m)

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

SHOWER ROOM

4' 5" x 7' 1" (1.37m x 2.18m)

Modern shower room. Tiled flooring and walls. Vanity wash hand basin with mixer tap over and storage beneath. Walk in double shower cubicle with mains powered shower and glass shower screen. Obscure double glazed uPVC windows to side aspect. Chrome heated towel rail. Pendant light fitting.

BATHROOM

9' 2" x 10' 3" (2.80m x 3.13m)

Large bathroom. Vinyl tile effect flooring. Partially tiled walls. Obscure double glazed uPVC windows to rear aspect. Pedestal wash hand basin with hot and cold tap over. WC. Panelled bath with hot and cold tap over. Fitted storage cupboard housing hot water tank. Radiator. Pendant light fitting.



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OUTSIDE

Front - Private front courtyard. Wall border. Pathway to front door.

Rear - South facing garden. Accessed from kitchen and lounge/diner. Paved with brick surround. Outside tap.

TENURE

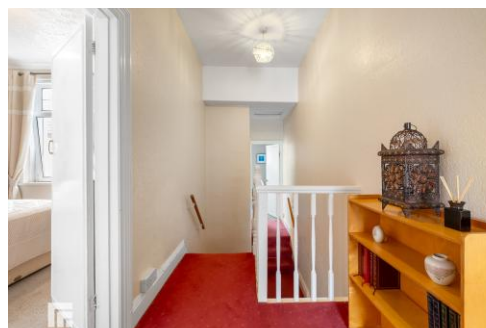
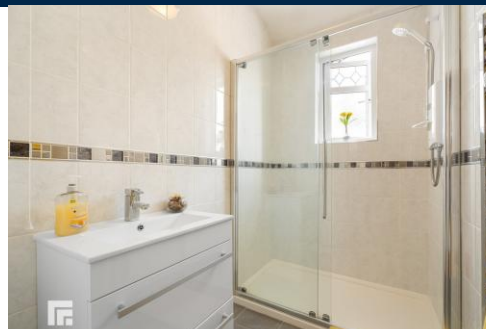
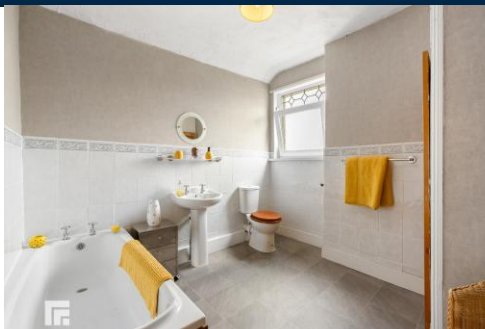
MGY have been advised that the property is FREEHOLD.



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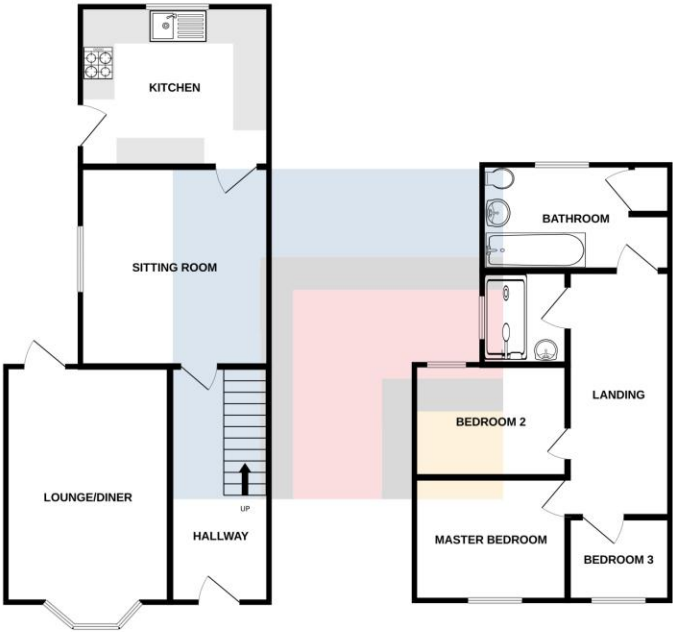
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, dimensions, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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