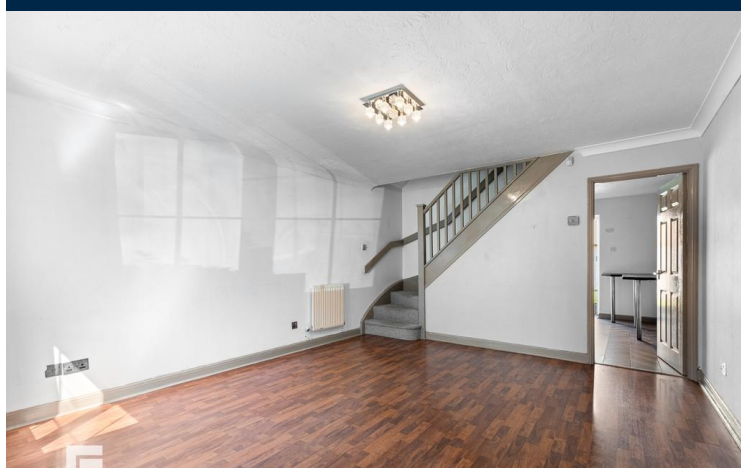




KESTELL DRIVE
GRANGETOWN
CARDIFF CF11 7BF

ASKING PRICE OF
£250,000



MID TERRACED HOUSE



2



1



1



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NO CHAIN - TWO BEDROOM, MID TERRACED HOUSE IN GRANGETOWN
MGY are delighted to bring to market this well presented, two double bedroom, mid-terraced house on Kestell Drive, Grangetown. The accommodation briefly comprises entrance porch, lounge, kitchen/diner, two double bedrooms and bathroom. The property further benefits from being chain free, has a driveway to the front and has double glazing and gas central heating throughout. *Viewing highly recommended*

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 657 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE PORCH

Entered via front door leading from driveway. Carpet to floor. Radiator. Pendant light fitting. Door to lounge.

LOUNGE

12' 9" x 14' 10" (3.89m x 4.53m)
Laminate flooring. Double glazed uPVC to front aspect. Pendant light fitting. Two radiators. Power points. TV and telephone point. Door to kitchen. Stairs rising to first floor.

KITCHEN

12' 9" x 11' 7" (3.89m x 3.54m)
Laminate 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 electric hob with extractor over and oven beneath. Tiled splashback. Space and plumbing for washing machine and free standing fridge/freezer. Power points. Breakfast bar. Radiator. Pendant light fitting. Double glazed uPVC window to rear aspect. Double glazed uPVC door leading to rear garden.

FIRST FLOOR

Carpet to stairs. Power points. Pendant light fitting. Doors to two bedrooms and bathroom. Access to insulated and boarded loft space with fitted ladder.

MASTER BEDROOM

8' 8" x 12' 1" (2.65m x 3.70m)
Carpet to floor. Double glazed uPVC window to front aspect. Fitted wardrobes with sliding doors. Pendant light fitting. Power points. Radiator.

BEDROOM TWO

8' 7" x 12' 4" (2.63m x 3.76m)
Carpet to floor. Double glazed uPVC window to rear aspect. Power points. Radiator.

BATHROOM

9' 2" x 5' 6" (2.80m x 1.70m)
Carpet tiles to floor. Partially tiled walls. White three-piece-suite comprising WC, pedestal wash hand basin with hot and cold tap over and panelled bath with hot and cold tap over and mains powered shower attachment above. Pendant light fitting. Shaver point. Storage cupboard with shelving. Extractor.

OUTSIDE

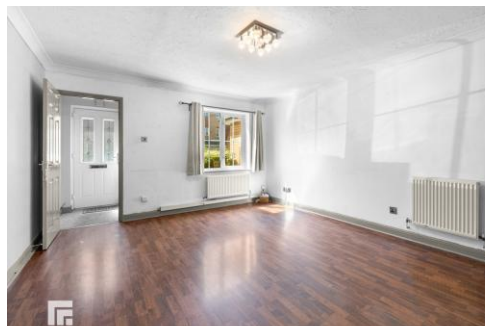
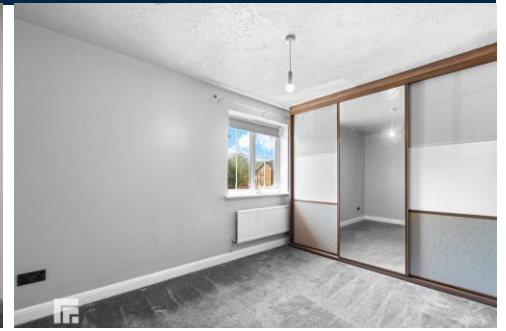
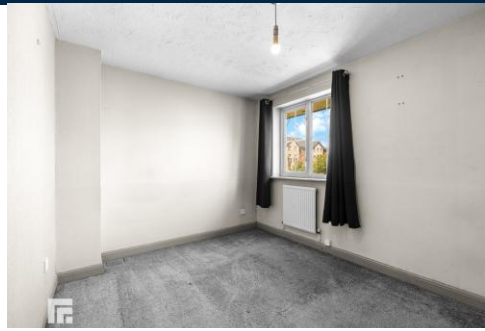
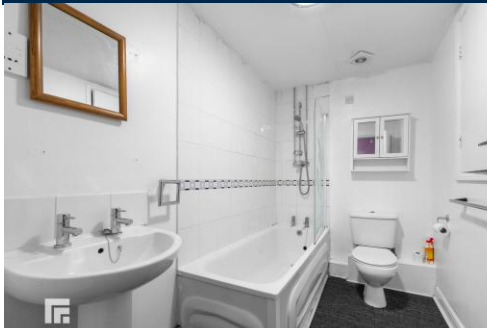
Front - Driveway with space for one vehicle. Pathway leading to front door.
Rear - Laid to decking. Artificial grass. Fence border. Electric power points. Outside tap.

TENURE

MGY have been advised that the property is FREEHOLD.



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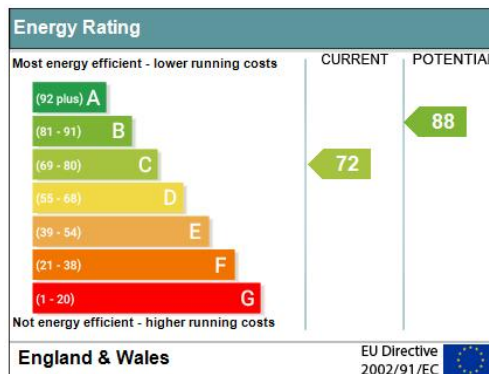
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the 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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