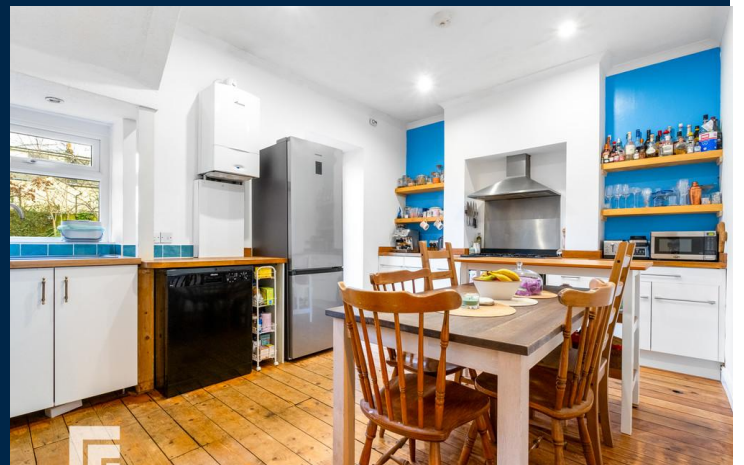
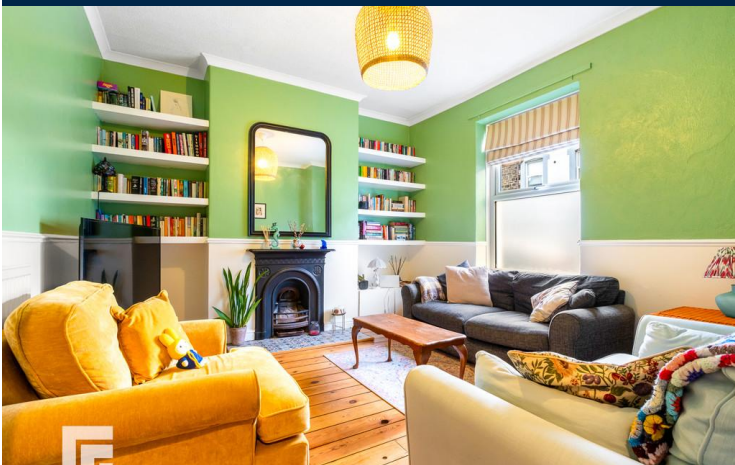




**RUBY STREET**  
**ADAMSDOWN**  
**CARDIFF CF24 1LP**

ASKING PRICE OF  
**£240,000**



**MID TERRACED HOUSE**



**2**



**1**



**1**



**1**

\*WELL PRESENTED, TWO DOUBLE BEDROOM, MID-TERRACED HOUSE\* MGY are delighted to bring to market this very well presented, two double bedroom, mid-terraced house situated in Adamsdown, Cardiff. The accommodation briefly comprises entrance hallway, lounge, kitchen, two double bedrooms and family bathroom. The property further benefits from having a good sized rear garden, and is within walking distance to a selection of amenities such as coffee shops, bakeries, shops and is only a 5-10 minute walk from Cardiff Queen Street train station. \*Viewing highly recommended\*

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 785 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

#### ENTRANCE HALL

Entered via front door leading from street. Original wood flooring. Radiator. Power points. Pendant light fitting. Opening to kitchen/diner and door leading to lounge.

#### LOUNGE

13' 5" x 11' 10" (4.09m x 3.61m)  
Continuation of wood flooring. Obscure double glazed window to front aspect. Pendant light fitting. Feature fireplace with alcoves either side - built in shelving to both. Power points. TV and telephone point. Dado rail. Radiator.

#### KITCHEN

16' 7" x 11' 10" (5.05m x 3.61m)  
Continuation of wood flooring. Fitted kitchen with a range of base and drawer units with wooden worktops over incorporating gas hob with extractor over and oven beneath, and sink and drainer with tap over. Space for appliances such as washing machine, and fridge/freezer. Wall mounted boiler. Double glazed window to rear aspect. Glazed door providing access to rear garden. Spotlights. Radiator. Stairs rising to first floor.

#### FIRST FLOOR

Split level landing. Wood flooring. Double glazed window to rear aspect. Built in storage cupboard. Loft hatch. Doors to both bedrooms and bathroom.

#### MASTER BEDROOM

11' 6" x 11' 5" (3.51m x 3.48m)  
Wooden flooring. Double glazed window to rear aspect. Pendant light fitting. Two alcoves. Power points. Radiator.

#### BEDROOM TWO

10' 3" x 11' 11" (3.12m x 3.63m)  
Wooden flooring. Double glazed window to front aspect. Power points. Pendant light fitting. Radiator. Power points.

#### BATHROOM

6' 0" x 8' 4" (1.83m x 2.54m)  
Tiled flooring and partially tiled walls. Round edged panelled bath with hot and cold tap over and mains powered shower above. Spotlights. WC. Vanity wash hand basin with mixer tap over and storage beneath. Heated towel rail. Extractor fan. Obscure window to rear aspect.

#### OUTSIDE

Enclosed rear garden. Laid to patio. Lawn area. Mature plants & trees. Pond. Fence and wall border.

#### TENURE

MGY have been advised that this property is FREEHOLD.



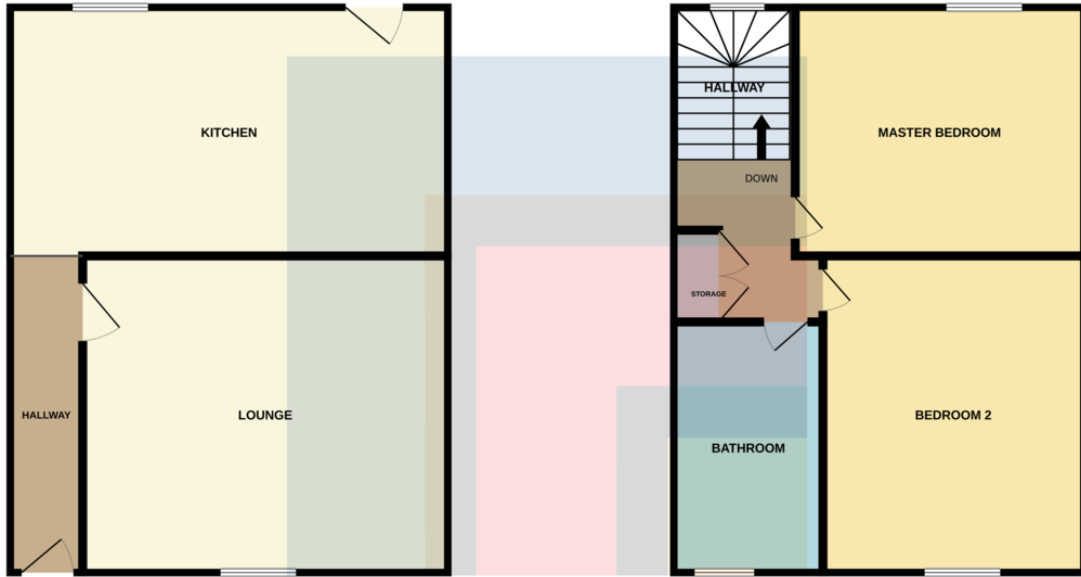
# RUBY STREET, ADAMSDOWN, CARDIFF CF24 1LP



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**CARDIFF** 029 2046 5466

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



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