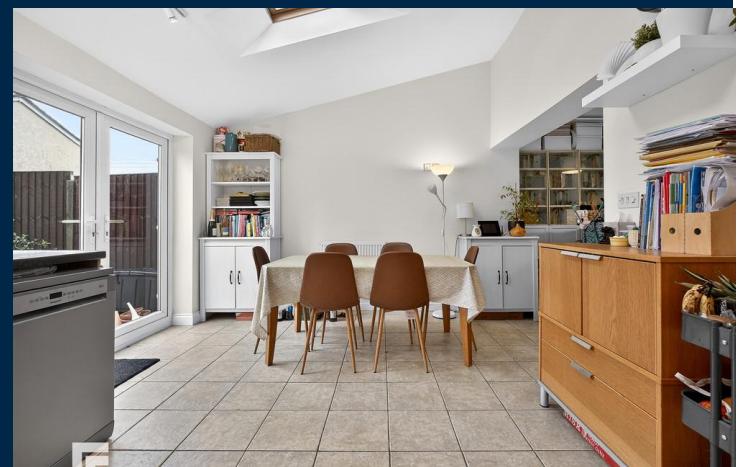




8 GELLI DEG
RHIWBINA
CARDIFF CF14 6SZ

GUIDE PRICE

£395,000



SEMI-DETACHED HOUSE



3



1



2



1

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,087 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

MGY are delighted to offer for sale this extended semi detached property in the Rhiwbina area of Cardiff. The accommodation comprises entrance hall, lounge/ family room, open plan kitchen/ diner and a utility area and w.c on the ground floor. To the first floor there are 3 bedrooms and family bathroom. Gardens to front and rear, driveway and a garage en bloc. Early viewing advised to avoid disappointment. EPC RATING C.

ENTRANCE HALL

Entered via obscured double glazed uPVC door with obscured double glazed panel to side. Wood block flooring. Stairs to first floor with under stairs recess.

LOUNGE

22' 11" x 12' 0" (6.99m x 3.67m)
Double glazed uPVC window to front. Radiator. Wood block flooring. Feature fireplace with inset electric fire.

UTILITY ROOM

8' 3" x 6' 0" (2.52m x 1.85m)
Door to entrance hall and w.c. Opening to kitchen. Tiled floor. Radiator. Base unit with work surfaces. Space for fridge / freezer. Shelving.

WC

Tiled floor. W.c and wall hung wash hand basin with mixer tap. Plumbing and space for washing machine and tumble dryer.

KITCHEN/DINER

11' 1" x 16' 11" (3.40m x 5.18m)
Double glazed uPVC window to rear. 2 velux skylights. Tiled floor. Base units with work surfaces and tiled splash backs incorporating one and a half stainless steel sink unit with mixer tap. Built in oven and grill with electric hob. Plumbing and space for dishwasher.

FIRST FLOOR

Stairs + Landing
Double glazed uPVC window to side. Airing cupboard with shelving and radiator. Access to loft space.

BEDROOM ONE

13' 5" x 10' 2" (4.09m x 3.10m)
Double glazed uPVC window to front. Radiator.

BEDROOM TWO

9' 7" x 11' 4" (2.93m x 3.47m)
Double glazed uPVC window to rear. Radiator.

BEDROOM THREE

8' 0" x 7' 11" (2.44m x 2.42m)
Double glazed uPVC window to front. Radiator.

BATHROOM

5' 6" x 8' 2" (1.70m x 2.51m)
Obscured double glazed uPVC window to rear. Tile panelled bath with mixer tap and shower attachment, tiled shower cubicle with mains shower, vanity enclosed wash hand basin with mixer tap and storage / shelving below. Chrome heated towel rail.

OUTSIDE

Rear - mostly laid to lawn with raised decking, partly paved and stone chipped.

Front - Off Road parking for 2 cars. Part lawned.

GARAGE



M G Y . C O . U K

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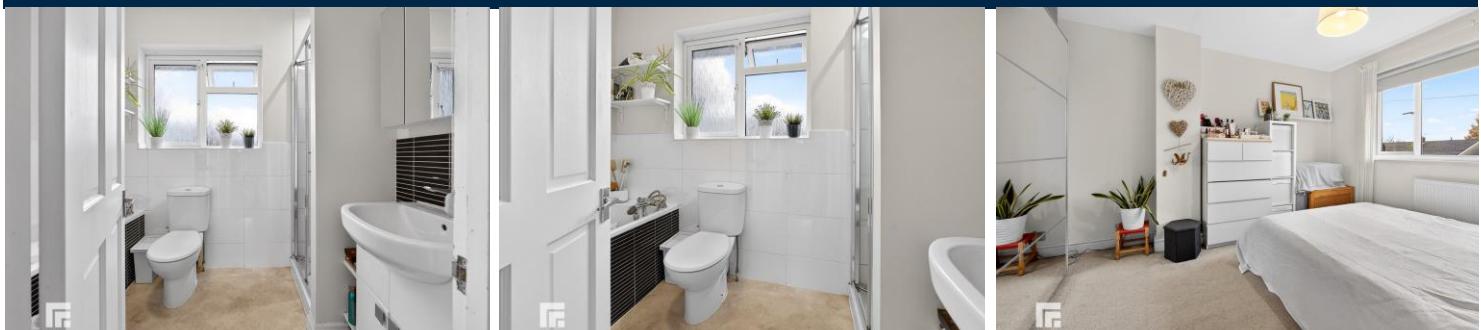


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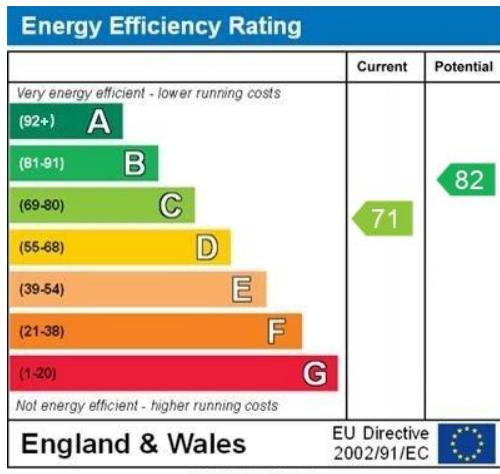
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG

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