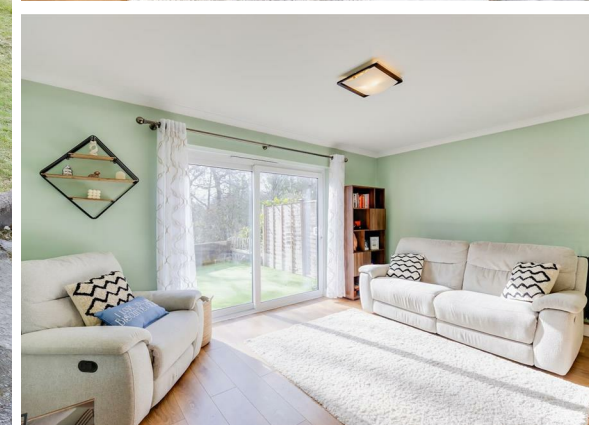




2 Marlborough Terrace,  
Blackweir, Cardiff  
CF10 3DW

Asking Price £265,000  
House - Terraced  
2 Bedrooms

**Tenure - Freehold**

**Floor Area - 779.10 sq ft**

**Current EPC Rating - C75**

**Potential EPC Rating - B87**



A spacious and well presented, two double bedroom mid link home, ideally located in this quiet cul-de-sac off North Road in Cardiff. Marlborough Terrace is a small, modern housing development that backs on to the Taff Trail and just a few minutes' walk to the City Centre. The property is in excellent order throughout and is to be sold with no onward chain. The property briefly comprises, spacious entrance hallway with ample storage, and open lounge, diner and kitchen. To the first floor, there are two double bedrooms and a modern family bathroom. To the rear, is a sunny low maintenance garden that overlooks the picturesque Taff Trail and Bute Park. This is an ideal first-time buyer or investor opportunity. Viewings are highly recommended.

#### **ENTRANCE**

Via a composite door to spacious hallway. Built in storage cupboards with modern combination boiler. Laminate flooring. Radiator. Door to:

#### **LOUNGE**

4.60m x 3.65m (15'1" x 11'11")

A bright and spacious reception room with laminate flooring, painted walls and smooth ceiling with coving. UPVC double glazed sliding door to the rear garden. Opening to;

#### **KITCHEN**

2.64m x 3.64m (8'7" x 11'11")

With a range of wall and base units with contrasting work surfaces over. Composite sink and drainer with pull out mixer tap. Tiled splash backs. Induction hob, electric oven and extractor over. Integrated fridge freezer and washer dryer. Tiled flooring. Power points. UPVC double glazed window to front.

#### **LANDING**

Via carpeted staircase Doors to all bedrooms and bathroom. Loft access hatch with pull down ladder. Half boarded roof space.

#### **BEDROOM ONE**

4.57m x 3.48m max (14'11" x 11'5" max)

A generous master bedroom with delightful views across the Taff Trail. With carpeted floor, painted walls and smooth ceiling with coving. UPVC double glazed window to rear. Radiator. Fitted wardrobes.

#### **BEDROOM TWO**

3.76m x 2.64m max (12'4" x 8'7" max)

A further double bedroom with laminate flooring, painted walls and smooth ceiling with cubing. UPVC double glazed window to front. Ample space for bedroom furniture.

#### **BATHROOM**

1.84m x 2.68m (6'0" x 8'9")

A modern three piece suite, with panelled bath and chrome mixer shower over and glass shower screen. Pedestal wash hand basin with chrome tap. Low level W.C. Ceramic tiled flooring. Heated towel rail. Velux window.

#### **OUTSIDE**

##### **REAR**

A south westerly facing rear garden with views looking over the Taff Trail and Bute Park beyond.

##### **FRONT**

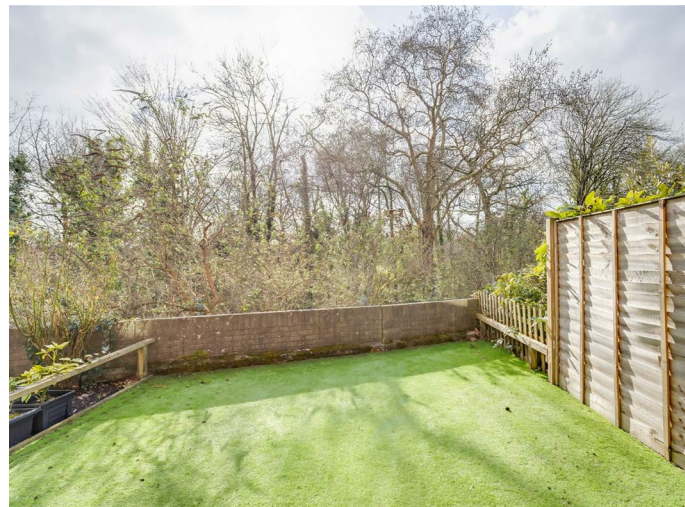
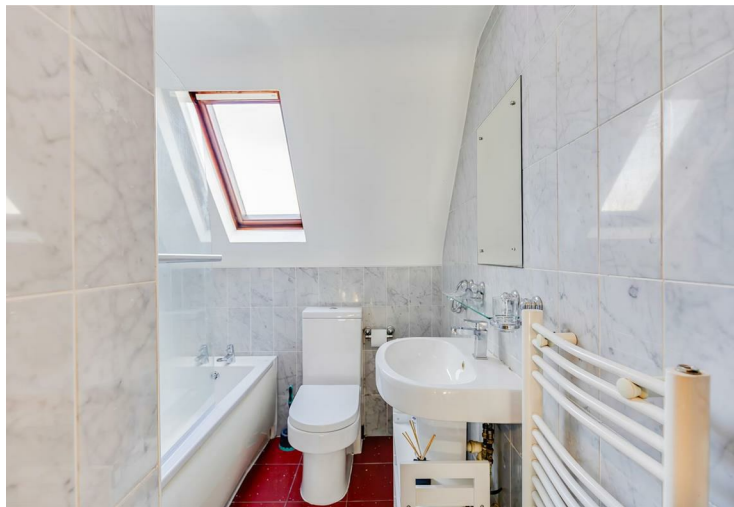
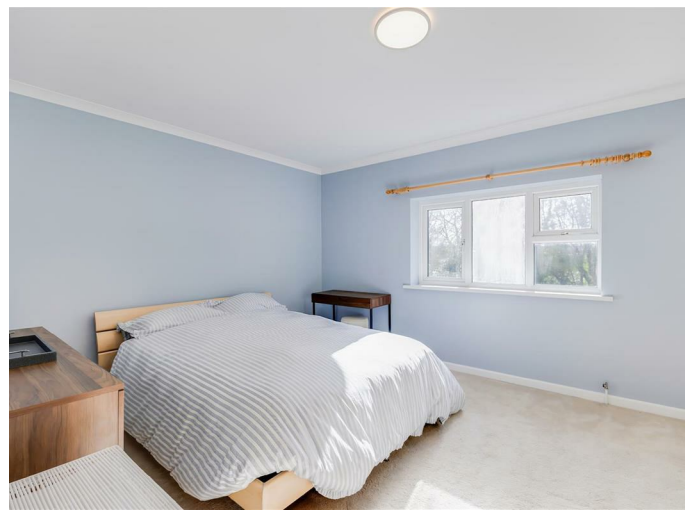
An area laid to lawn with a garden path leading up to the front door. There is a storage room to the front as well as allocated parking.

#### **TENURE**

This property is believed to be Freehold. This will be verified by the purchaser's solicitor.

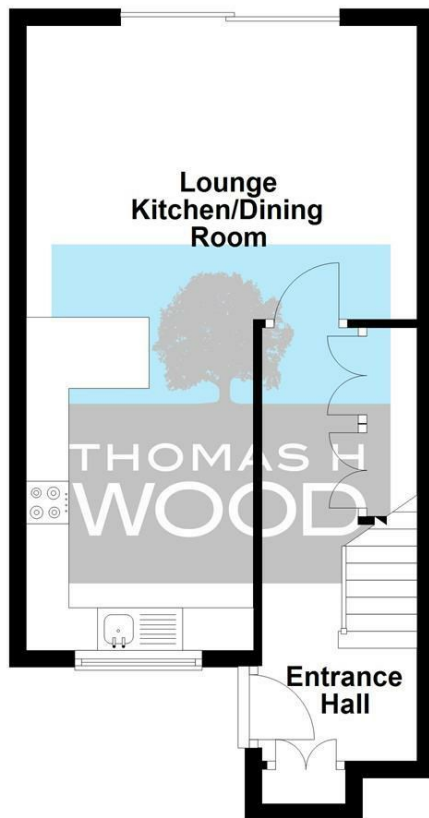
#### **COUNCIL TAX**

Band D



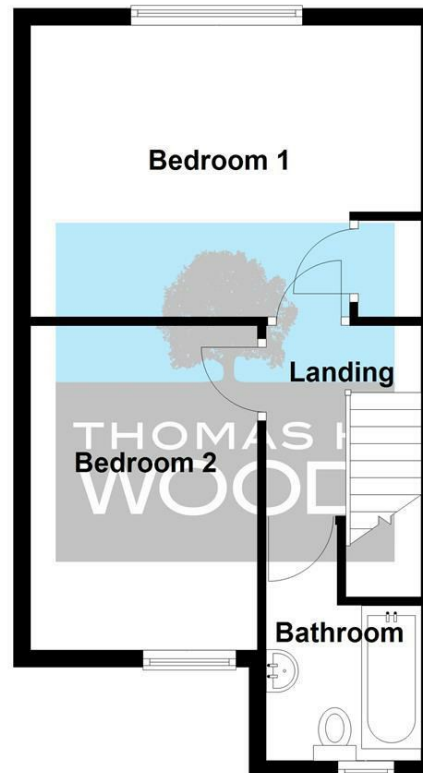
## Ground Floor

Approx. 393.4 sq. feet

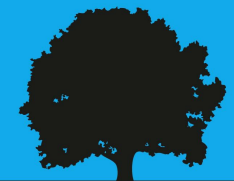
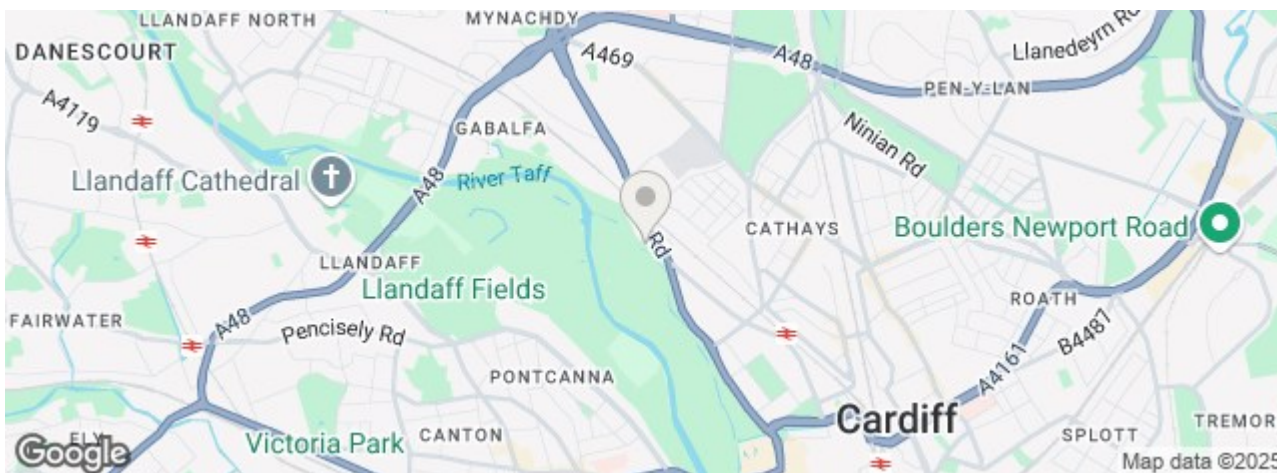


## First Floor

Approx. 385.7 sq. feet



Total area: approx. 779.1 sq. feet



# THOMAS H WOOD

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### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 87        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 75                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |