

# Springfield Place,

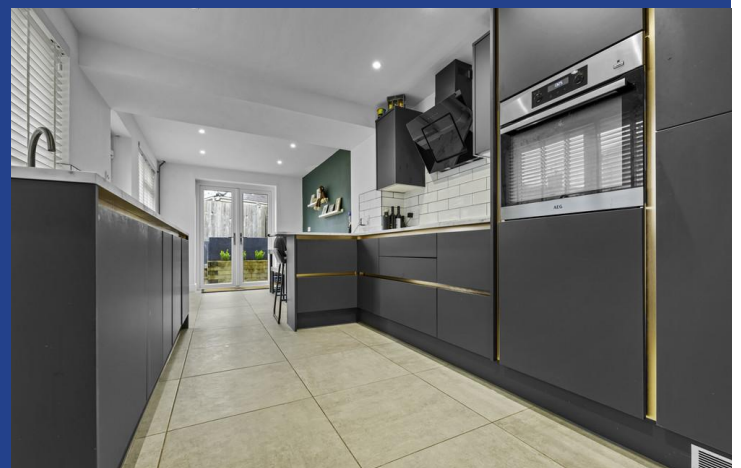
Pontcanna, Cardiff, CF11 9NZ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£325,000**



Mid Terraced House



# Property Description

**\*\*BEAUTIFULLY PRESENTED, TWO DOUBLE BEDROOM, MID TERRACED HOUSE IN PONTCANNA\*\*** MGY are delighted to bring to market this two double bedroom, mid-terraced house situated in the highly sought after area of Pontcanna. The property briefly comprises open plan lounge and dining room, modern fitted kitchen with utility area, two double bedrooms and family bathroom. The property further benefits from an immaculate low maintenance rear garden, gas central heating and double glazing throughout. *\*Viewing highly recommended\**

Tenure Freehold

Council Tax Band D

Floor Area Approx 914 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via front door with obscure glazed panel. Tiled flooring. Spotlights. Radiator. Glass door to lounge/diner.

## LOUNGE/DINER

21' 4" x 14' 6" (6.51m x 4.44m)  
Accessed via glass door from the entrance hall. uPVC double glazed window to front, with fitted shutter blinds. LVT wooden flooring. Pendant light fitting. Radiator. Alcoves with fitted log burner and slate base plus additional fitted cupboard. Door to kitchen and stairs rising to first floor.

## KITCHEN

23' 8" x 8' 8" (7.23m x 2.66m)  
Modern fitted kitchen with a range of wall, base and drawer units across two walls with worktops over incorporating 1.5 sink and drainer with mixer tap over. and five ring AEG induction hob with extractor above. Integrated AEG oven with tiled splashbacks. Integrated appliances such as dishwasher and fridge/freezer. Plumbing for washing machine. Electric underfloor heating. uPVC double glazed windows and door to side aspect, with access to the rear garden. Radiator. Spotlights. Space for dining table. uPVC double glazed doors leading to private rear garden. Opening into utility area.

## UTILITY AREA

5' 4" x 3' 11" (1.64m x 1.20m)  
Continuation of tiled flooring. Fixed shelving. uPVC double glazed window to rear aspect.

## FIRST FLOOR

### FIRST FLOOR LANDING

Split level landing with carpeted flooring. Pendant light fitting. Doors to all bedrooms and family bathroom.

### BEDROOM ONE

13' 6" x 9' 10" (4.14m x 3.02m)  
Double bedroom with two uPVC double glazed windows with fitted shutter blinds to front aspect. Carpeted flooring. Fitted wardrobes to alcoves. Pendant light fitting. Radiator.

### BEDROOM TWO

11' 3" x 9' 4" (3.44m x 2.86m)  
Second double bedroom with uPVC double glazed window to rear aspect. Carpeted flooring. Pendant light fitting. Fitted wardrobes to alcoves and partly panelled walls. Radiator.

## BATHROOM

12' 6" x 8' 9" (3.83m x 2.69m)  
Modern suite comprising panelled bath with mains rainfall and separate shower attachment over, glass shower screen and tiled splashbacks. Pedestal wash hand basin with hot and cold tap plus tiled splashbacks and wall mounted vanity cupboard above. uPVC obscure double glazed window to side. Heated towel rail. Pendant light fitting. Wooden floorboards. WC. Fitted cupboard housing Worcester combi boiler. Access to loft hatch.

## REAR GARDEN

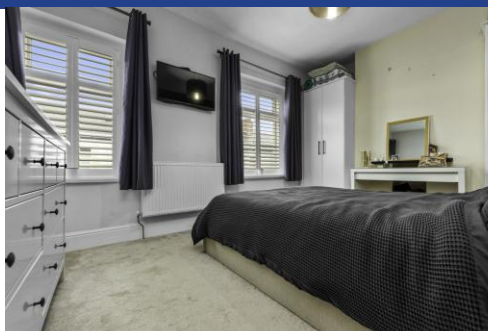
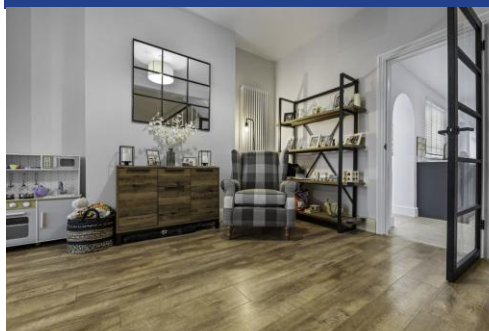
An enclosed landscaped split level garden, partly paved with artificial grass and a wooden fence surround.

## TENURE

MGY are advised that the property is FREEHOLD.



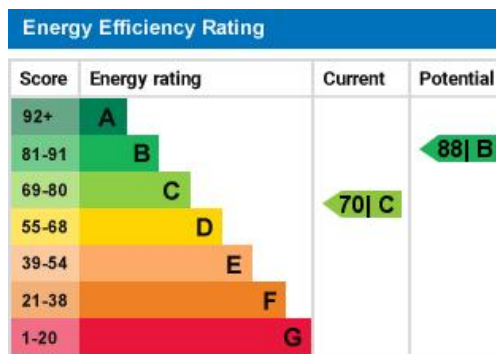
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