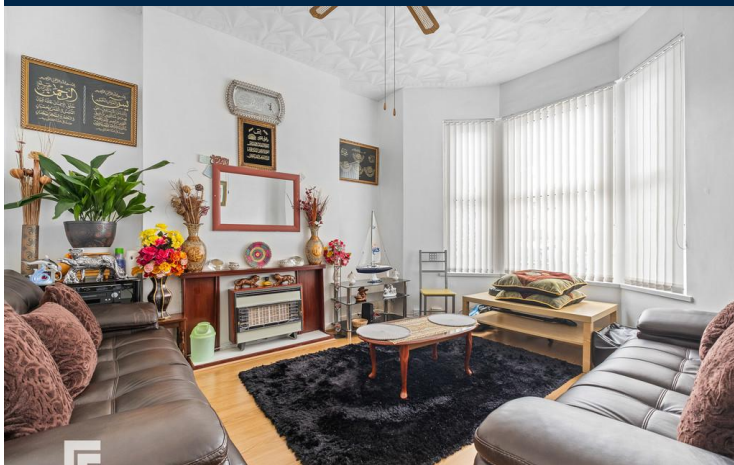




DE BURGH STREET
RIVERSIDE
CARDIFF CF11 6LD

ASKING PRICE OF
£399,950



END TERRACED HOUSE



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****TRADITIONAL END TERRACED FOUR BEDROOM HOUSE* NO CHAIN**** MGY are pleased to offer for sale a traditional end terraced house, situated within walking distance of local shops and with easy access to the City Centre. The spacious accommodation briefly comprises entrance hall, living, sitting and dining room, separate kitchen, downstairs shower room, and basement. To the first floor are four bedroom bedrooms and bathroom. The property further benefits from a low maintenance rear garden. gas central heating, bay fronted windows and a forecourt. Viewing highly recommended.

ENTRANCE HALL

Entered via uPVC door from front courtyard. Laminate flooring. Original coving to ceiling. Radiator.

LOUNGE

14' 4" x 12' 8" (4.39m x 3.88m)

Double glazed bay window to front aspect with fitted blinds. Continuation of laminate flooring. Alcoves with fitted gas fire. Ceiling fan. TV point. Radiator

SITTING ROOM

11' 10" x 9' 10" (3.62m x 3.02m)

Continuation of laminate flooring. Pendant light fitting with ceiling rose. Original coving. Alcoves. Radiator.

DOWNSTAIRS SHOWER ROOM

8' 6" x 4' 9" (2.61m x 1.47m)

Tiled flooring and vinyl flooring. Window to side aspect. Wet room with electric shower above, wall mounted sink with hot and cold tap over and WC. Wall mounted mirrored cabinet. Velux window. Extractor fan. Door to rear garden.

DINING ROOM

12' 9" x 11' 0" (3.89m x 3.36m)

Steps from hallway down to dining room. Laminate flooring. Double glazed window to side aspect. Sliding doors leading to storage cupboard. Door to basement. Door leading to kitchen. Radiator.

BASEMENT

16' 4" x 14' 8" (5.00m x 4.48m)

Steps down to cellar area, providing an excellent storage space. Power and lighting.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,389 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

KITCHEN

10' 11" x 7' 4" (3.33m x 2.26m)

Tiled flooring and fully tiled walls. Range of wall, base and drawer units with round edged worktops over incorporating 1.5 sink with draining board and mixer tap over and five ring gas hob with extractor fan above and oven beneath. Space for appliances. Tiled splashbacks. Pendant light fitting. Window to rear aspect. Door leading to rear garden. Radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing. Carpeted flooring. Pendant light fitting. Loft hatch. Doors to four bedrooms and bathroom.

BEDROOM ONE

11' 1" x 16' 4" (3.38m x 5.00m)

Located at the front of the house. Two double glazed windows with fitted blinds. Carpeted flooring. Alcoves with fitted storage cupboard. Tiled hearth. Radiator.

BEDROOM TWO

11' 11" x 10' 2" (3.64m x 3.10m)

A second double bedroom. Double glazed window to rear aspect. Carpeted flooring. Alcoves with fitted storage cupboard. Ceiling fan. Radiator.

BEDROOM THREE

8' 1" x 8' 0" (2.48m x 2.46m)

A third double bedroom. Double glazed window to side aspect. Carpeted flooring. Alcoves. Pendant light. Radiator.

BEDROOM FOUR

11' 0" x 5' 8" (3.37m x 1.73m)

Double glazed window to rear aspect. Carpeted flooring. Loft hatch. Wall mounted Worcester boiler. Radiator.

BATHROOM

5' 4" x 5' 2" (1.65m x 1.60m)

White suite comprising panelled bath with hot and cold taps over. Wall mounted wash hand basin with hot and cold taps plus wall mounted mirror above. WC. Double glazed window to side. Vinyl floor. Extractor. Radiator.



DE BURGH STREET, RIVERSIDE, CARDIFF CF11 6LD

OUTSIDE

Front - Enclosed paved front yard. Wall border. Wrought iron gate. Pathway leading to front door.

Rear - Laid to patio. Wall border. Mature plants and shrubs. Storage shed with WC. Pedestal wash hand basin. Outside tap.

TENURE

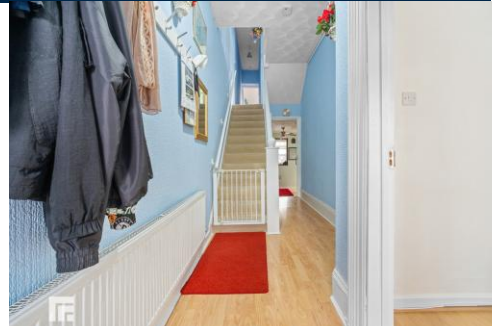
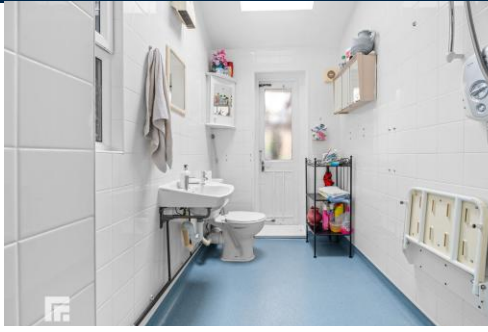
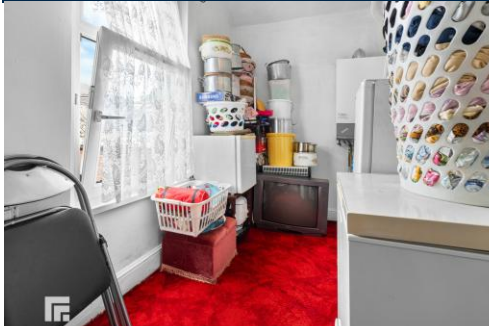
MGY have been advised that this property is FREEHOLD.



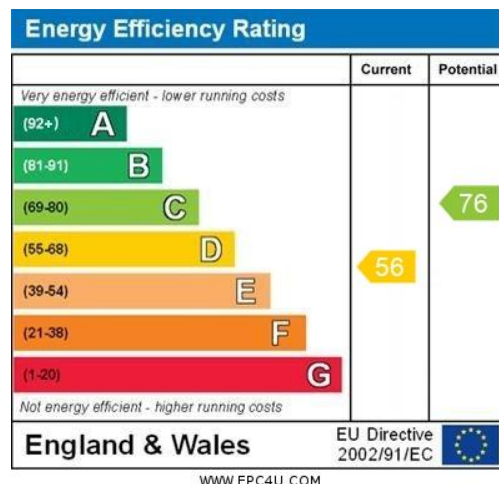
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