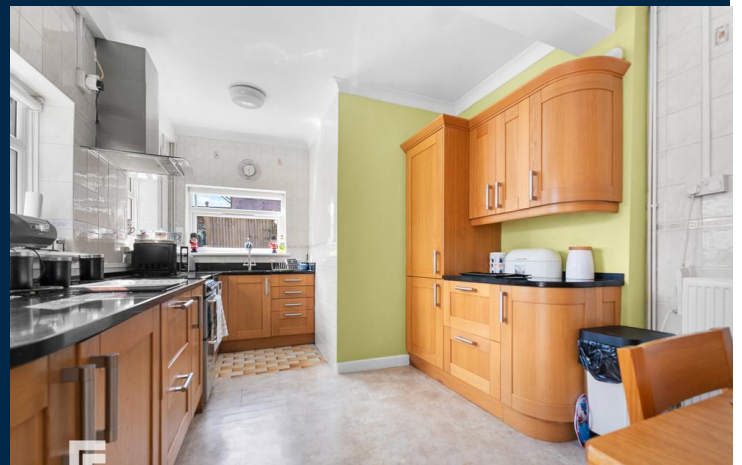




DE BURGH STREET
RIVERSIDE
CARDIFF CF11 6LB

ASKING PRICE OF
£375,000



MID TERRACED HOUSE



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TRADITIONAL, MID-TERRACED, FOUR BEDROOM HOUSE MGY are delighted to bring to market this well presented, traditional, family home situated on De Burgh Street, and is within walking distance of local shops and with easy access to the City Centre. The accommodation briefly comprises entrance hallway, lounge, sitting room, dining room, kitchen, downstairs shower room and separate WC, four bedrooms and shower room. The property further benefits from being chain free, has a low maintenance Southwest facing garden with secure rear lane access and has gas central heating and double glazing throughout. ***Viewing highly recommended***

ENTRANCE HALL

Entered via front door leading from front courtyard. Carpet to floor. Original coving. Radiator. Doors to lounge, sitting room and kitchen. Stairs rising to first floor.

LOUNGE

13' 8" x 12' 7" (4.17m x 3.85m)

Carpet to floor. Original coving. Pendant light fitting with ceiling rose. Double glazed uPVC bay window to front aspect. Power points. TV and telephone point. Radiator. Alcoves. Electric fire.

SITTING ROOM

11' 9" x 10' 7" (3.60m x 3.25m)

Carpet to floor. Coving. Pendant light fitting with ceiling rose. Power points. Radiator. Door to shower room.

DINING ROOM

17' 8" x 10' 1" (5.41m x 3.09m)

Laminate flooring. Coving. Two double glazed uPVC windows to side aspect. Radiator. Electric fire. Power points. TV point. Door to kitchen.

KITCHEN

16' 8" x 10' 1" (5.10m x 3.09m)

Vinyl flooring. Partially tiled walls. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating inset sink and drainer with mixer tap over. Integrated fridge/freezer. Space and plumbing for washing machine and tumble dryer. Pendant light fitting. Radiator. Power points. Three double glazed uPVC windows to rear aspect. Double glazed uPVC door leading to rear garden.

SHOWER ROOM

Tiled flooring and partially tiled walls. Adapted walk in shower cubicle with mains powered shower over. Obscure double-glazed uPVC window and additional Velux window to rear aspect. WC. Pedestal wash hand basin with hot and cold tap over. Radiator. Pendant light fitting. Extractor.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,313 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

WC

5' 4" x 4' 9" (1.65m x 1.46m)

Vinyl flooring. Wall mounted wash hand basin with hot and cold tap over. WC. Pendant light fitting.

FIRST FLOOR

Carpet to stairs and landing. Loft hatch. Storage cupboard. Pendant light fittings. Doors to all bedrooms and bathroom.

BEDROOM ONE

17' 0" x 11' 6" (5.20m x 3.51m)

Carpet to floor. Coving. Pendant light fitting. Radiator. Three double glazed uPVC windows to front aspect. Power points.

BEDROOM TWO

11' 10" x 11' 0" (3.62m x 3.37m)

Carpet to floor. Fitted wardrobes. Double glazed uPVC window to rear aspect. Power points. Pendant light fitting. Radiator.

BEDROOM THREE

11' 9" x 6' 11" (3.59m x 2.13m)

Laminate flooring. Double glazed uPVC window to side aspect. Pendant light fitting. Power points. Radiator.

BEDROOM FOUR

10' 1" x 6' 4" (3.09m x 1.95m)

Carpet to floor. Radiator. Pendant light fitting. Two double glazed uPVC windows to side and rear aspect. Power points.

BATHROOM

Tiled flooring and walls. White three-piece-suite comprising WC, pedestal wash hand basin with hot and cold tap over and panelled bath with hot and cold tap over and electric powered shower above. Pendant light fitting. Obscure double-glazed uPVC window to side aspect.

OUTSIDE

Front - Private front courtyard. Wrought iron gate. Patio. Pathway leading to front door.

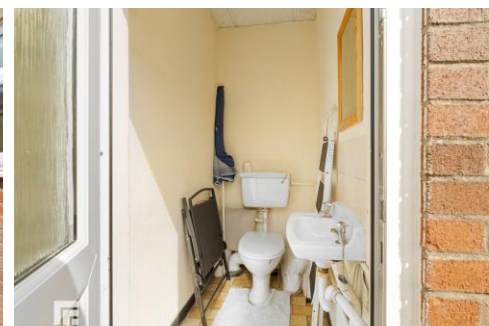
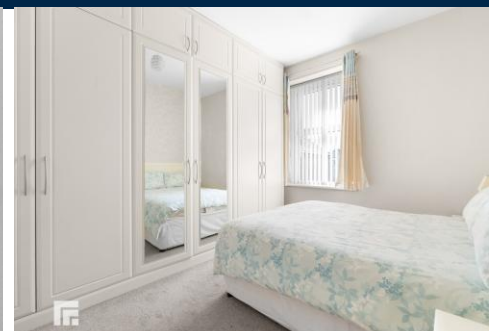
Rear - Laid to patio. Wall and fence border. Mature shrubs. Flower beds. Gate providing rear lane access. Door to WC.

TENURE

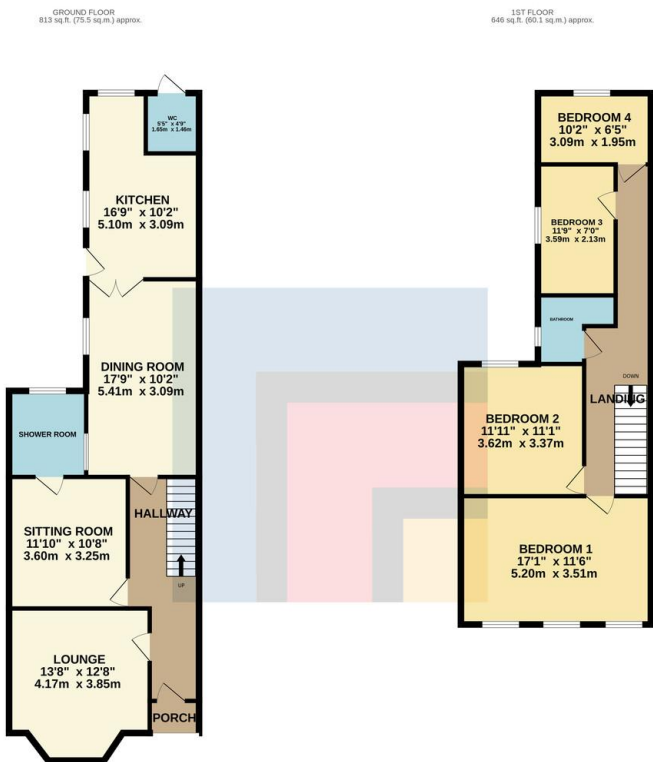
MGY have been advised that the property is FREEHOLD.



DE BURGH STREET, RIVERSIDE, CARDIFF CF11 6LB



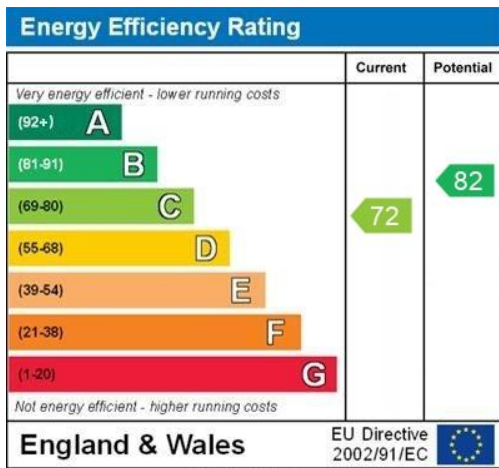
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TOTAL FLOOR AREA: 1459 sq ft. (135.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

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