



South Clive Street, £250,000

- Council Tax Band - C
- Two Bedrooms
- Converted Garage
- Loft Room
- Driveway for Off Street Parking
- EPC Rating: D



 3  2  1



About the property

Located just walking distance to Cardiff Bay Retail Park is this perfect First Time Buyer two bedroom end terrace property benefitting from a loft room and converted garage! The property is within close proximity to all local amenities such as shops, schools, transport links and local parks. Internally the property comprises entrance hall, living room, kitchen and downstairs toilet. To the first floor are two bedrooms, family bathroom and stairs to loft room. To the rear of the property is an enclosed generous sized garden with converted garage which comprises entrance hall, shower room, bedroom area and kitchenette. To the front of the property is a driveway for off street parking and side entrance to converted garage and garden, Viewings are highly recommended for this property. To book call 02920397171 or book via our website www.peteralan.co.uk.

Accommodation

Entrance Hall

Enter via uPVC door. Access to living room, kitchen and stairs to first floor.

Living Room

Laminate flooring. uPVC window.

Kitchen

Fitted with matching wall and base units with worktop space over. Insert porcelain sink with mixer tap. Integrated oven, microwave and induction hob, fridge/freezer and dishwasher. Spotlights. uPVC window and door to garden. Tiles. Access to downstairs WC.

Downstairs Wc

Fitted with two piece site comprising wash hand basin and wc. uPVC window.



Landing

Access to bedrooms and bathroom. Fitted carpet. uPVC window.

Master Bedroom

12' 5" max plus recess x 9' 10" max (3.78m max plus recess x 3.00m max)

Laminate flooring. uPVC window.

Bedroom Two

9' 5" max x 9' 9" max (2.87m max x 2.97m max)

Laminate flooring. uPVC window.

Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and wc. uPVC window. Tiles.

Loft Room

Laminate flooring. Skylight windows.

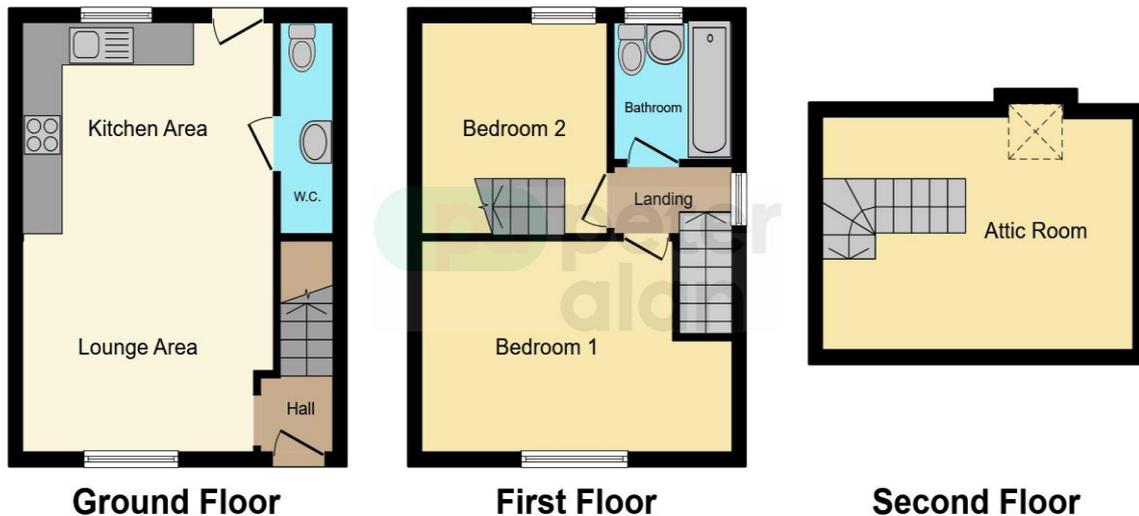
Rear Garden

Side access. Paved area and the rest laid to lawn. Converted Garage.

Garage

Fitted with kitchenette, shower room and bedroom area. Spotlights. uPVC and skylight.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.