



## Kent Street, £240,000

- Council Tax Band - D
- Four Bedroom
- NO CHAIN
- Sought After Location
- Two Reception Rooms
- EPC Rating: D



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## About the property

Situated in the sought after location of Grangetown is this four bedroom mid-terrace property being sold with NO CHAIN! The property would make a PERFECT First Time Buy or Investment!!! Just walking distance from all local amenities, the property is within close proximity to Cardiff Bay Retail Park, Grangetown Train Station, Cardiff City Centre and The Marl Park. Internally the property comprises entrance hall, lounge, dining room, 3rd reception room with lean to and kitchen. To the first floor are four bedrooms and a family bathroom. To the rear of the property is a low maintenance courtyard garden. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Hall

### Lounge

12' 3" Max x 11' 2" ( 3.73m Max x 3.40m )

### Dining Room

10' 5" x 10' 2" ( 3.17m x 3.10m )

### Reception Room

12' 6" x 9' 2" ( 3.81m x 2.79m )





### **Kitchen**

10' 7" x 9' 8" ( 3.23m x 2.95m )

### **Landing**

### **Master Bedroom**

10' 10" x 10' 2" ( 3.30m x 3.10m )

### **Bedroom Two**

11' 5" x 8' 3" ( 3.48m x 2.51m )

### **Bedroom Three**

8' 2" x 7' 7" ( 2.49m x 2.31m )

### **Bedroom Four**

7' 3" x 6' 5" ( 2.21m x 1.96m )

### **Bathroom**

### **Rear Garden**

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

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