



## Amherst Street, offers in the region of £250,000

- Council Tax Band - B
- Three Bedrooms
- NO CHAIN
- Sought After Location
- Courtyard Garden
- EPC Rating: Awaiting



 3  1  2



## About the property

Situated in the sought after location of Grangetown is this three 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 and kitchen. To the first floor are three 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 Porch

### Lounge

21' 4" x 18' 5" ( 6.50m x 5.61m )

### Kitchen

10' 2" x 8' 6" ( 3.10m x 2.59m )

### Landing

### Master Bedroom

13' 7" max x 10' 5" ( 4.14m max x 3.17m )



### Bedroom Two

6' 3" x 9' 2" max ( 1.91m x 2.79m max )

### Bedroom Three

7' 2" x 7' 8" ( 2.18m x 2.34m )

### 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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