

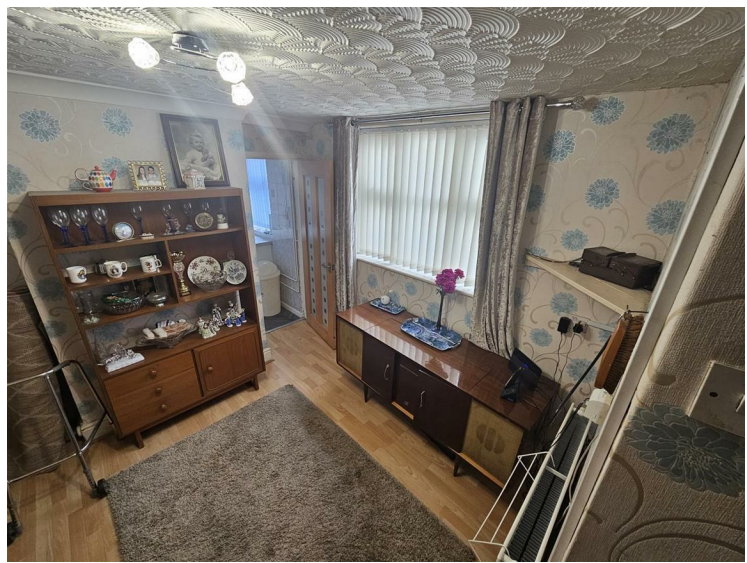
**8 Rutland Street, Grangetown
Cardiff
CF11 6TD**

Entrance Hall
Entered via a composite front door. Stairwell. Dado rail. Laminated floor. Radiator. Glass panelled doors leading into lounge dining room and breakfast room.

Lounge Dining Room 21'5" x 9'1" (min)
A light and spacious living room with windows to front & rear. Radiator. Laminate floor. Dado rail. Timber feature fire surround with inset coal effect gas fire.



Breakfast Room 9'10" (min) x 8'4" (min)
Window to side. Radiator. Laminate floor. Glass panelled door leading into:



Kitchen 9'3" x 9'3"
A well proportioned space housing a large selection of White wall & base units incorporating ample worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine & gas cooker point. Tiled splash backs. Vinyl floor. Window to side,



Rear Lobby
Partially tiled. Two doors leading to bathroom & W.C. 1/2 Glazed Upvc door leads out to rear garden

Bathroom
A decent sized bathroom with partially tiled walls. Was h hand basin. Panelled bath. Disabled wet area with electric shower over. Window. Radiator



W.C.
Partially tiled. Low level W.C. Vinyl panelled walls. Window. Radiator



First Floor Landing
Splti levelled with doors leading off to three bedrooms

Bedroom One 14'7" x 10'3"
A good sized large double bedroom with two windows to front. Radiator

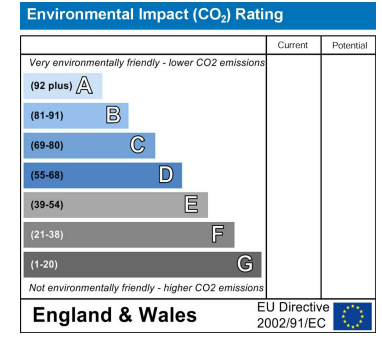
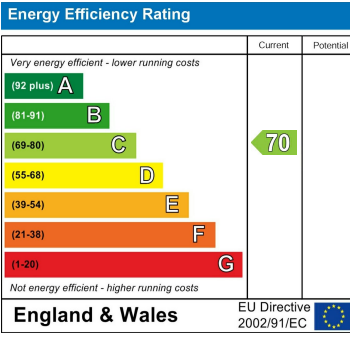


Bedroom Two 11'0" x 9'4"
Double bedroom with window to rear. Radiator. Laminate floor



Bedroom Three 10'1" x 9'2"
a decent sized third bedroom. Window to rear. Linen cupboard. Radiator. Wall mounted 'Ideal' gas combination boiler that fires instantaneous domestic hot water and central heating system,

Garden
A raised timber decked area enclosed by timber fencing and brick built wall





8 Rutland Street, Grangetown, Cardiff, CF11 6TD



Located At Popular Grangetown Being Handily Placed For The City Centre, Cardiff Bay, Transport Links, Variety Of Schools & Shops Can Be Found This Extended And Well Maintained Traditional Built Mid Terrace House That Would Make A Great Family Home. Accommodation Briefly Comprises Of Entrance Hall, 21' Through Lounge Dining Room, Breakfast Room, Large Kitchen, Bathroom & Shower, W.C. & Three Bedrooms. Gas Central Heating With Combination Boiler. Upvc Windows & Doors. Easy Maintainable Rear Garden. Sensibly Priced.