

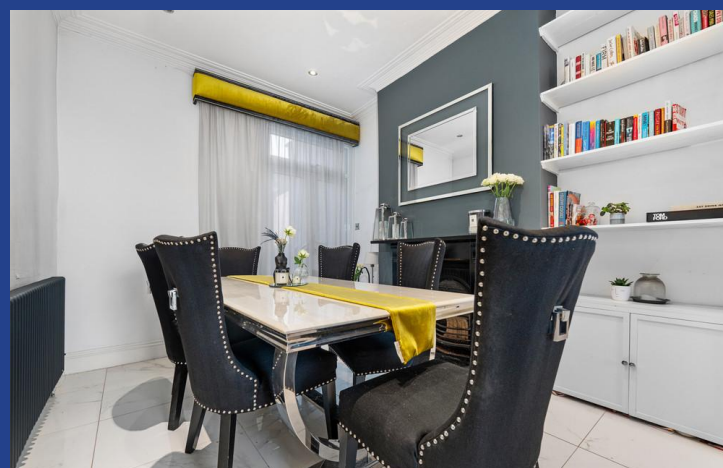
# Clarence Embankment, Cardiff Bay, Cardiff, CF10 5GR



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£375,000**



Three Bedroom Mid Terraced House

3

2

2

1

# Property Description

**\*\*IMMACULATELY PRESENTED THREE BEDROOM, TRADITIONAL MID-TERRACED HOUSE\*\*** MGY are delighted to bring to market this superb three bedroom, traditional mid-terraced house situated in the popular location, Clarence Embankment. The modern property is within walking distance to the City Centre, Cardiff Bay train station and plenty of local amenities in Mermaid Quay. The spacious accommodation briefly comprises of entrance hall, lounge/diner, large kitchen, impressive converted basement, cloakroom, three double bedrooms and family bathroom. The property further benefits from gas central heating, a low maintenance rear garden and double glazing throughout with lovely river views. Viewing recommended.

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 1,087 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## ENTRANCE HALL

Entered via forecourt and wooden door, with obscure glass panels. Original tiling to entrance. Tiled flooring. Wall mounted radiator. Built in cupboard housing meters. Carpeted flooring to first floor.

## LOUNGE/DINER

25' 11" x 11' 4" (7.92m x 3.46m)  
Double glazed windows to front. Laminate wood effect flooring. Two wall mounted radiators. Log burner with exposed brick fireplace. Additional fireplace. Built in storage cupboards. Double glazed French doors leading to rear garden. Open plan to kitchen. Under stair storage space. Stairs leading to first floor.

## KITCHEN

15' 7" x 10' 4" (4.77m x 3.16m)  
Modernised 'Howdens' kitchen. Double glazed uPVC windows to side and rear. Additional door leading to rear garden. Tiled flooring. Wall mounted vertical radiator. Thermostat controls. Fitted wall and base units, with laminate work surfaces incorporating composite sink. Ample storage. Space for range oven. Splash back. Extractor hood over. Breakfast bar, with space for breakfast stools. Storage cupboard, housing recently serviced Combi-boiler. Integrated 'Kenwood' fridge and freezer. Integrated 'Hotpoint' washer/dryer and dishwasher. Built in wine cooler. Plinth lighting. Spotlights. Stairs leading to additional living area in converted basement. Door leading to cloakroom.

## BASEMENT

Exceptionally large converted Basement. Fantastic living area with media wall. Laminate wood effect flooring. Impressive home bar, with space for bar stools. Exposed brick and fitted storage. Wall mounted storage cupboard. Wall mounted radiator. Extractor vent. Wall mounted lighting. Spotlights.

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## CLOAKROOM

Obscure double glazed uPVC windows to side.  
Tiled flooring. Part tiled walls. W.C. Wall mounted wash hand basin.

## FIRST FLOOR

Carpeted flooring. Access to insulated and boarded loft space with Velux window. Storage cupboard.  
Doors leading to bedrooms and shower room.

## MASTER BEDROOM

14' 11" x 14' 1" (4.57m x 4.31m)  
Double glazed uPVC Bay windows to front with lovely water views. Large double bedroom.  
Carpeted flooring. Feature fireplace. Wall mounted radiator.

## BEDROOM TWO

11' 4" x 9' 4" (3.46m x 2.86m)  
Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Wall mounted radiator.  
Feature fireplace.

## BEDROOM THREE

9' 8" x 9' 8" (2.97m x 2.97m)  
Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Built in Sigma 3 wardrobes and storage cupboards. Wall mounted radiator. Feature fireplace.

## SHOWER ROOM

Obscure double glazed uPVC windows to side.  
Tiled flooring. Part tiled walls. W.C. Wall mounted wash hand basin. Double shower cubicle, with rainfall shower. Extractor fan. Spotlights.

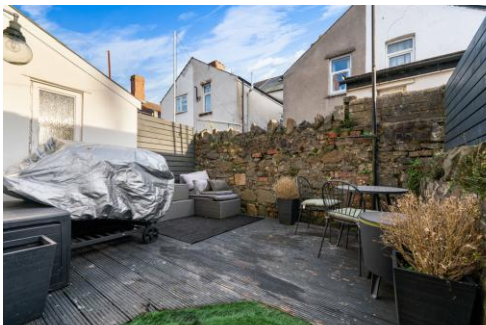
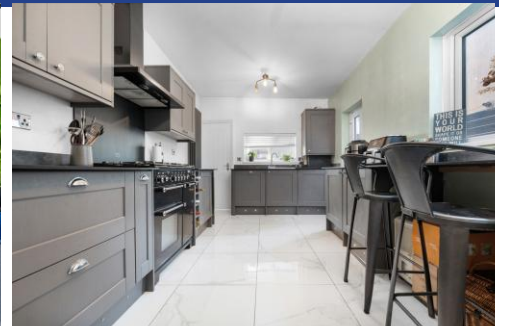
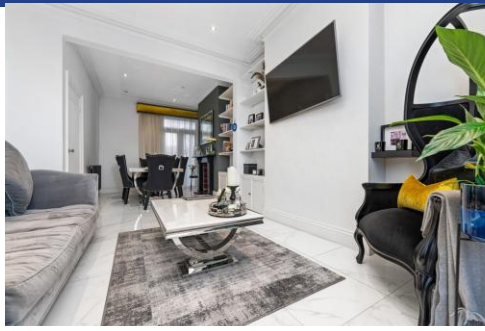
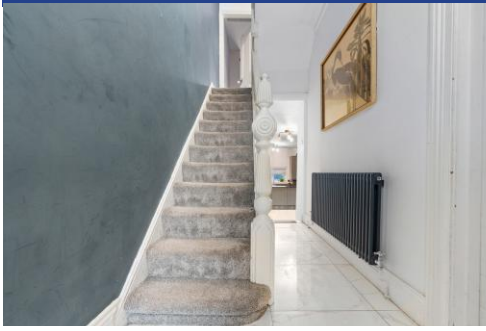
## GARDEN

Low maintenance rear garden with afternoon sun.  
Artificial grass laid over paved area. Decking with fence and brick surround. External lighting and power point. Outside tap. Accessed from the kitchen and living area.

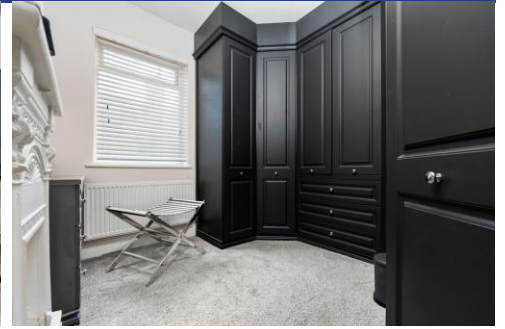
## TENURE

MGY are advised that the property is freehold.

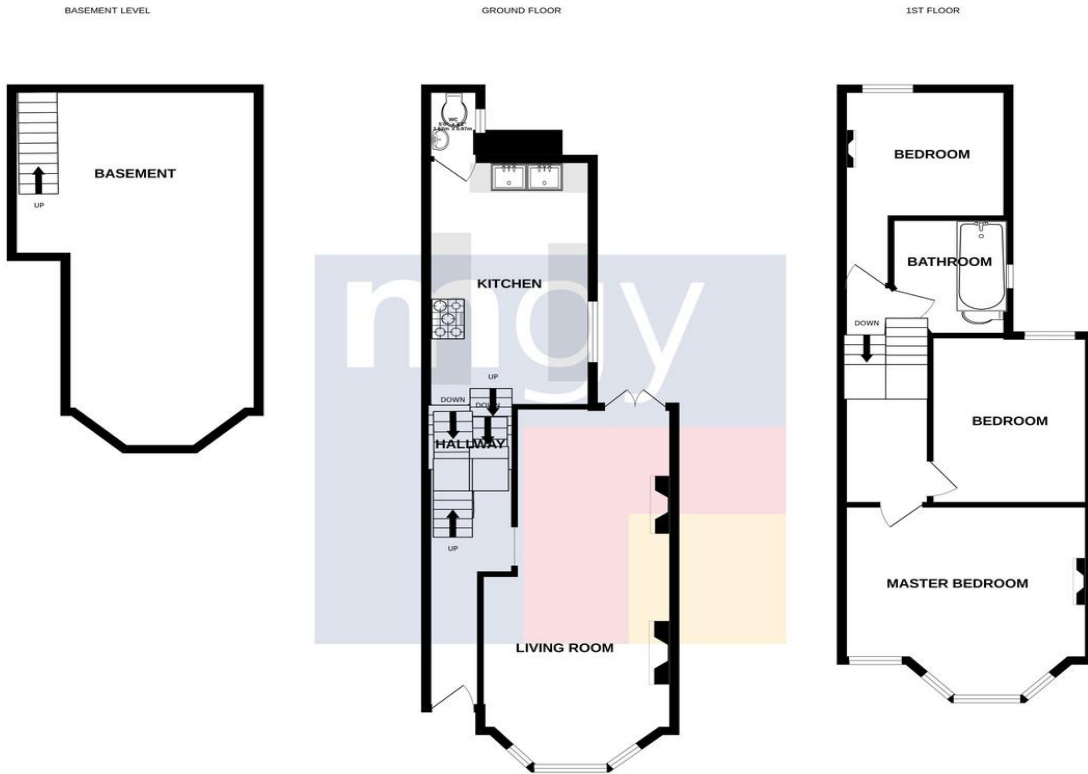
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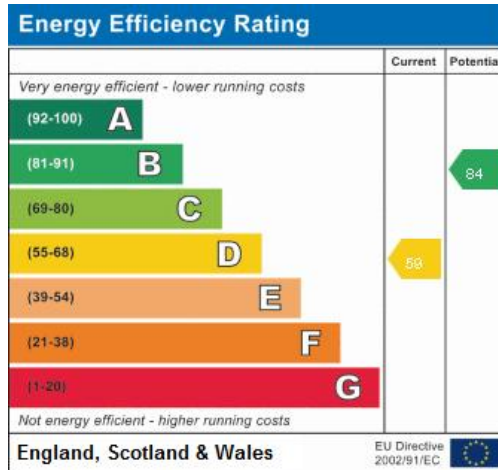
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