

Rutland Street,

Grangetown, Cardiff, CF11 6TD



Estate Agents and
Chartered Surveyors

Asking Price Of

£249,950



Three Bedroom Mid Terraced House

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Property Description

****MID TERRACED HOUSE**** MGY are pleased to offer for sale a cheerful three bedroom mid-terraced house, situated on a quiet and friendly street within the popular Grangetown area. Walking distance to Cardiff City Centre and local amenities. The spacious accommodation briefly comprises of entrance hall, open plan living/dining room, kitchen, utility room, downstairs bathroom, three bedrooms and low maintenance rear garden. The property further benefits from gas central heating and double glazing throughout. *Viewing highly recommended.*

Tenure Freehold

Council Tax Band C

Floor Area Approx 976 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via uPVC front door with obscured glass window above. Laminate wood effect flooring. Pendant light to ceiling. Doors to all rooms. Stairs rising to first floor.

LOUNGE/DINER

21' 9" x 12' 0" (6.63m x 3.67m)
Large double glazed window to front with additional double glazed window to rear. Pendant lights to ceiling. Gas fire with wooden mantle surround and marble base. Laminate wood effect flooring. Two radiators. Alcoves with fitted storage cupboards housing gas and electric meters. TV point.

KITCHEN

11' 7" x 9' 5" (3.55m x 2.89m)
Range of wall, base and drawer units across three walls with contrasting worktops over incorporating inset double sink and drainer with mixer tap over. Integrated electric oven and grill, with four ring gas hob and stainless steel extractor fan over. Integrated fridge freezer, and dishwasher. Partly tiled walls and tiled flooring. Double glazed window to side. Pendant light to ceiling and side lighting. Radiator. Door to access storage cupboard with shelving. Door leading into utility room.

UTILITY ROOM

uPVC door with obscure glass panel leading into rear garden. Continuation of tiled flooring. Space and plumbing for undercounter white goods. Wall mounted combi boiler. Radiator. Pendant light to ceiling. Door leading to downstairs bathroom.

BATHROOM

9' 5" x 7' 0" (2.88m x 2.14m)
Obscure double glazed uPVC window to rear. Pendant light to ceiling. White three-piece suite comprising WC, pedestal wash hand basin with hot and cold tap over, and panelled bath with electric shower over and tiled splashbacks. Vinyl wood effect flooring. Radiator and Extractor.

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing. Access to loft. Carpet to floor. Pendant light to ceiling. Doors to three bedrooms.

BEDROOM ONE

15' 0" x 10' 8" (4.59m x 3.27m)
Large double bedroom. Two double glazed uPVC windows to front. Alcoves. Radiator. Carpet to floor. Pendant light to ceiling.

BEDROOM TWO

10' 10" x 9' 2" (3.32m x 2.81m)
Double bedroom. Double glazed uPVC window to rear. Radiator. Carpet to floor. Alcoves. Pendant light to ceiling.

BEDROOM THREE

10' 0" x 9' 6" (3.06m x 2.92m)
Double bedroom. Double glazed uPVC window to rear. Radiator. Wooden laminate effect flooring. Pendant light to ceiling.

OUTSIDE

Enclosed, low maintenance South East facing rear garden offering paved pathways and partshingled areas. Storage shed. Outside tap. A variety of inset shrubs and plants throughout the garden with fenced borders.

TENURE

MGY are advised that this property is FREEHOLD.

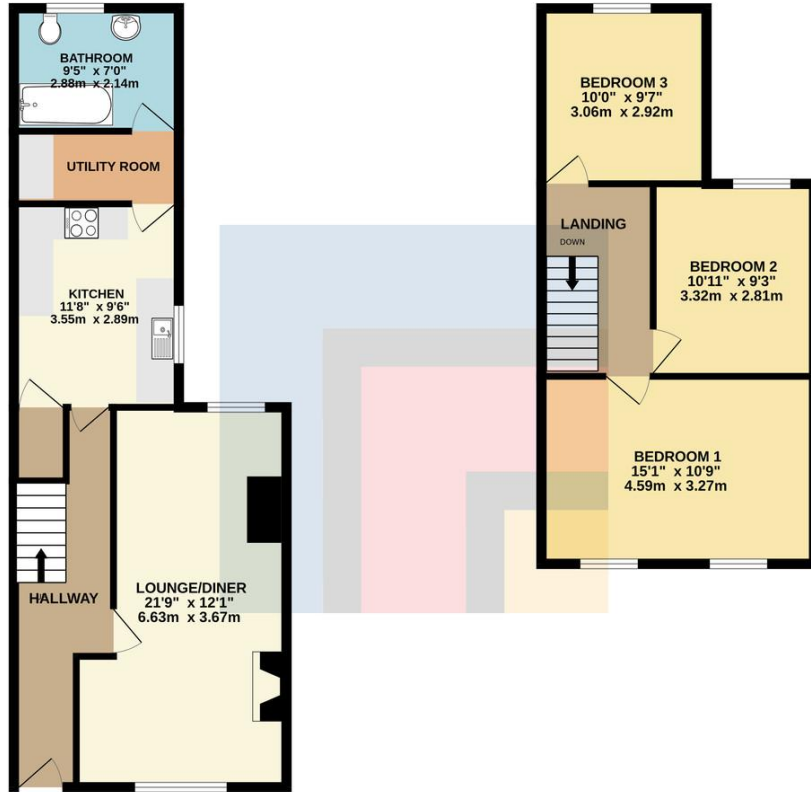
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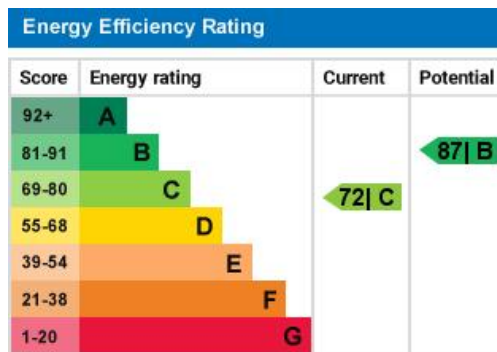
GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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