

Eddystone Close,

Grangetown, Cardiff, CF11 8EB



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£350,000



Four Bedroom Town House



Property Description

****RARELY AVAILABLE TOWN HOUSE**** MGY are delighted to present for sale a superb and immaculately presented four bedroom townhouse situated in the sought after development Eddystone Close, Grangetown. The spacious property briefly comprises large entrance hall, reception room, bedroom four and cloakroom to the ground floor. To the first floor is a large kitchen/diner and spacious living room with Juliette balcony. To the second floor is three bedrooms, two with shared en-suite and bathroom. The property further benefits from double glazing throughout, gas central heating, a low maintenance rear garden, integral single garage and driveway with space for three cars. Rarely available.

Tenure Freehold

Council Tax Band E

Floor Area Approx TBC

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via uPVC door. Obscure double glazed uPVC glass panels to side. Spacious entrance hall. Laminate wood effect flooring. Doors leading to integral garage, reception room, bedroom four and cloakroom. Built in storage cupboard. Under stair storage space. Wall mounted radiator. Coving to ceiling. Carpeted stairway leading to first floor.

GROUND FLOOR

RECEPTION ROOM

9' 11" x 7' 8" (3.04m x 2.34m)
Double glazed uPVC window to rear and additional double glazed uPVC door leading to rear garden. Laminate wood effect flooring. Wall mounted radiator. Coving to ceiling.

BEDROOM FOUR

12' 11" x 10' 5" (3.96m x 3.18m)
Double glazed uPVC windows to rear. Ample natural daylight. Laminate wood effect flooring. Wall mounted radiator.

CLOAKROOM

6' 5" x 2' 9" (1.98m x 0.84m)
Obscure double glazed uPVC window to side. Laminate wood effect flooring. Pedestal wash hand basin with tiling over. W.C. Wall mounted radiator.

FIRST FLOOR

Double glazed uPVC window to side. Laminate wood effect flooring. Wall mounted radiator. Doors leading to kitchen/diner and living room. Built in storage cupboard. Carpeted stairway leading to second floor.

LIVING ROOM

18' 1" x 10' 3" (5.52m x 3.13m)
Double glazed uPVC French doors, leading to Juliette balcony. Additional double glazed uPVC windows to front. Spacious living area. Laminate wood effect flooring. Two wall mounted radiators. TV Aerial point. Coving to ceiling.

KITCHEN/DINER

17' 0" x 13' 0" (5.19m x 3.97m)
Double glazed uPVC windows to rear. Ample natural daylight. Laminate wood effect flooring. Modern fitted wall and base units with work surfaces incorporating stainless steel sink. Ample storage. Built in oven and four ring gas hob, with extractor hood over. Splashback. Integrated fridge freezer, dishwasher, tumble dryer and washing machine. Wall mounted radiator. Spotlights.

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SECOND FLOOR

Double glazed uPVC window to side. Carpeted flooring. Wall mounted radiator. Doors leading to master bedroom, bedroom two, bedroom three and bathroom. Built in storage cupboard housing hot water tank.

MASTER BEDROOM

12' 7" x 10' 5" (3.84m x 3.18m)

Double glazed uPVC windows to front. Laminate wood effect flooring. Large flooring to ceiling wardrobes. Additional built in wardrobe. Wall mounted radiator. Door leading to en-suite.

EN-SUITE

10' 5" x 6' 3" (3.19m x 1.92m)

Modernised en-suite. Tiled flooring. Part tiled wall. Vanity enclosed wash hand basin. Double shower cubicle with rainfall shower and additional shower attachment. W.C. Wall mounted mirrored vanity unit. Heated towel rail. Shaver point. Extractor fan. Spotlights. Accessed from the master bedroom and bedroom two.

BEDROOM TWO

12' 0" x 10' 6" (3.68m x 3.22m)

Double glazed uPVC windows to rear. Ample natural daylight. Spacious double bedroom. Laminate wood effect flooring. Wall mounted radiator. Door leading to en-suite.

BEDROOM THREE

8' 9" x 6' 2" (2.67m x 1.88m)

Double glazed uPVC windows to front. Carpeted flooring. Built in storage cupboard. Wall mounted radiator.

BATHROOM

7' 8" x 6' 0" (2.34m x 1.84m)

Obscure double glazed uPVC window to rear. Tiled flooring. Part tiled walls. Panelled bath with rainfall shower over and glass shower screen. Vanity enclosed wash hand basin with dual tap. Wall mounted mirrored vanity unit. Heated towel rail. Extractor fan.

INTEGRAL GARAGE

Large single garage. Accessed from the entrance hall.

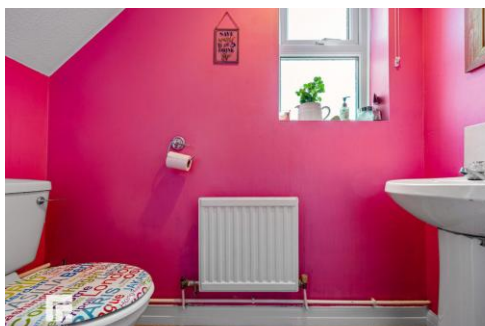
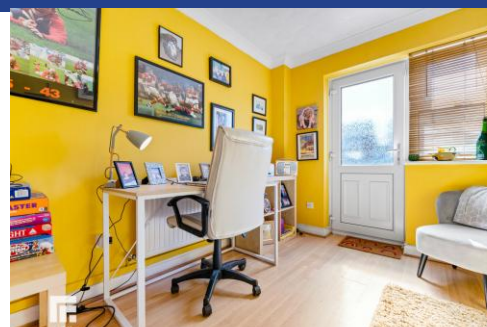
GARDEN

Low maintenance south facing rear garden. Partially decked with fence and brick surround. Accessed from the reception room and side gate.

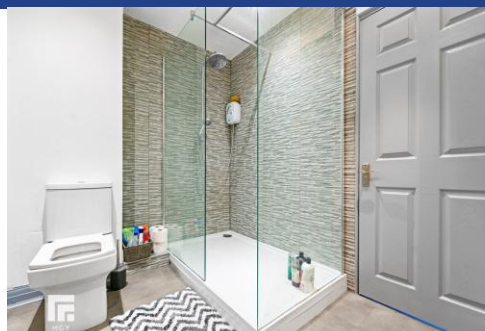
TENURE

MGY are advised that the property is freehold.

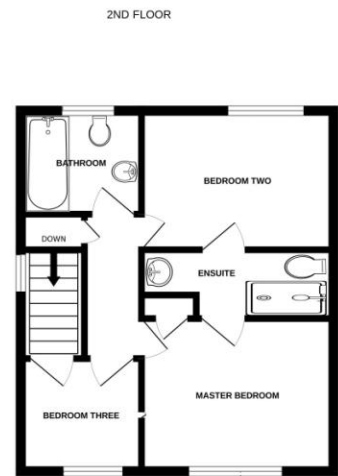
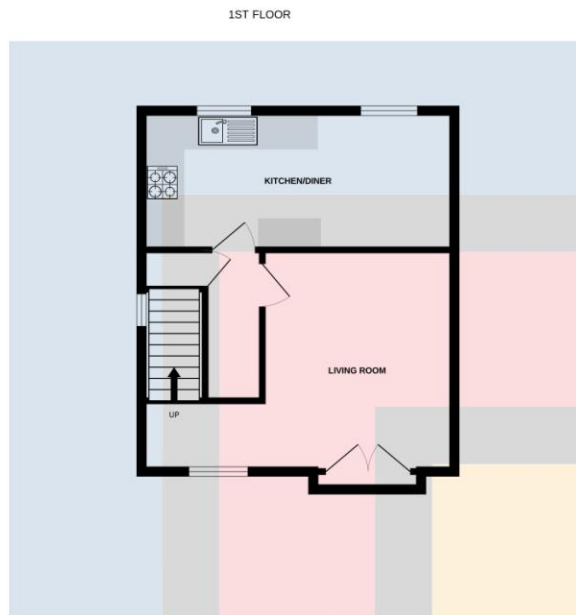
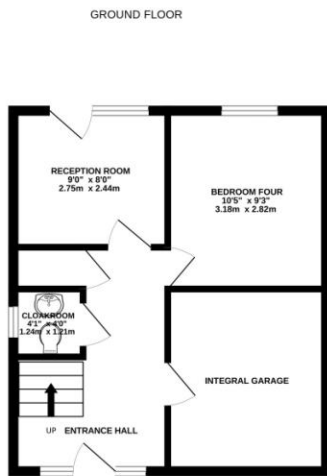
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