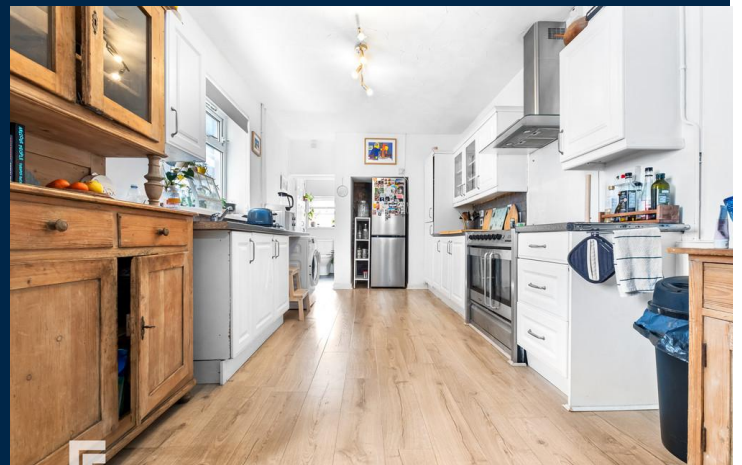
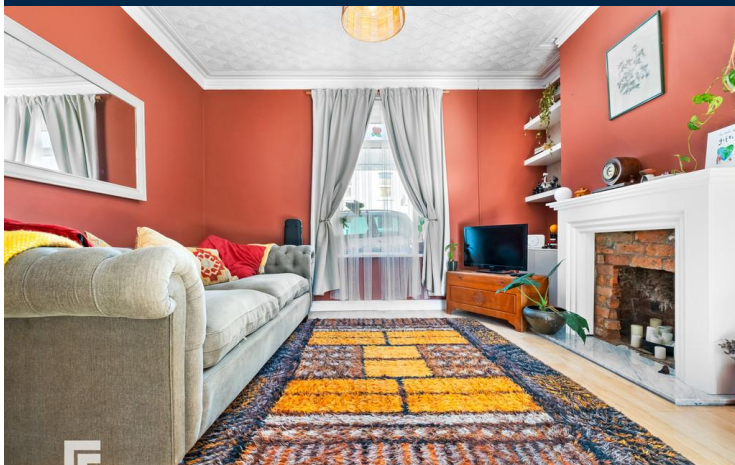




KENT STREET
GRANGETOWN
CARDIFF CF11 7DL

OFFERS IN EXCESS OF
£300,000



MID TERRACED HOUSE



3



2



2



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****THREE BEDROOM, MID TERRACED HOUSE WITH LOFT ROOM**** MGY are pleased to offer for sale a spacious three bedroom mid terraced house, situated on a quiet street within the popular Grangetown area. Walking distance to Cardiff City Centre and local amenities. The modern accommodation briefly comprises of entrance hall, lounge/diner, kitchen, downstairs bathroom. To the first floor there are three double bedrooms, shower room and loft room. The property further benefits from a low maintenance south facing rear garden and double glazing throughout. Viewing highly recommended

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1,475 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via uPVC front door. Original coving to ceiling. Laminate wood effect flooring. Pendant light to ceiling. Radiator. Panelled walls. Doors to all rooms. Stairs rising to first floor.

LOUNGE/DINER

13' 8" x 23' 3" (4.17max x 7.10m)
Large double glazed window to front with French doors to rear leading to private garden. Pendant light to ceiling. Exposed brick, with mantle surround and marble base. Two vertical radiators. Alcoves with fitted shelving. Laminate wood effect flooring. Space for dining.

KITCHEN

17' 8" x 9' 1" (5.41m x 2.78m)
Continuation of laminate wood effect flooring. Double glazed window to side and additional door to access rear garden. Part tiled walls. Fitted wall and base units across two walls with work surfaces incorporating stainless steel 1.5 sink and drainer with mixer tap over. Ample storage. Integrated oven and grill with five ring gas hob, glass splashback and extractor hood above. Space for fridge freezer and washing machine. Radiator. Door leading to downstairs bathroom.

DOWNSTAIRS BATHROOM

10' 11" x 4' 11" (3.34m x 1.51m)
Double glazed windows to rear and side. White three-piece suite comprising WC, wash hand basin with mixer tap over and splashback, and panelled bath with mains shower over, glass shower screen and tiled splashbacks. LVT flooring. Heated towel rail & radiator. Spotlights.

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing. Wooden floorboards. Double glazed window to rear aspect. Pendant light to ceiling and spotlights. Two double door understairs storage cupboards. Doors to bedrooms and shower room. Stairs rising to loft room.

BEDROOM ONE

17' 3" x 10' 10" (5.28m x 3.32max)
Large double bedroom. Two double glazed windows to front aspect. Alcoves. Radiator. Wooden floorboards. Pendant light to ceiling.

BEDROOM TWO

11' 6" x 10' 9" (3.51max x 3.28m)
A second double bedroom. Double glazed window to rear aspect. Alcoves. Radiator. Wooden floorboards. Pendant light to ceiling.

BEDROOM THREE

10' 3" x 9' 1" (3.13m x 2.78m)
A third double bedroom. Double glazed window to side aspect. Alcoves with fitted cupboards either side, one housing combi boiler. Vertical radiator. Wooden floorboards. Spotlights.

SHOWER ROOM

7' 4" x 3' 10" (2.25m x 1.19m)
Double glazed window to side aspect. Modern three-piece suite comprising WC, wall mounted wash hand basin with mixer tap over and shower cubicle with wall mains shower above and tiled splashbacks. Shaver point. Heated towel rail. Spotlights.

LOFT ROOM

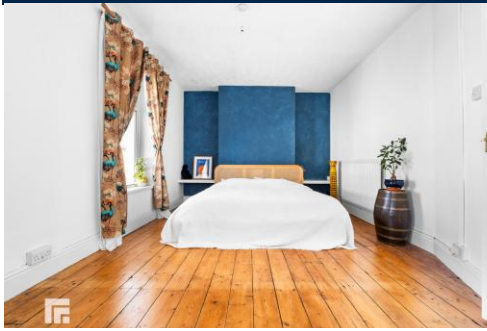
15' 11" x 12' 2" (4.87m x 3.72m)
Carpeted stairs leading from the first floor landing area. Two Velux windows to roof. Carpeted flooring. Under eave storage. Spotlights.

OUTSIDE

Enclosed, low maintenance South facing rear garden.



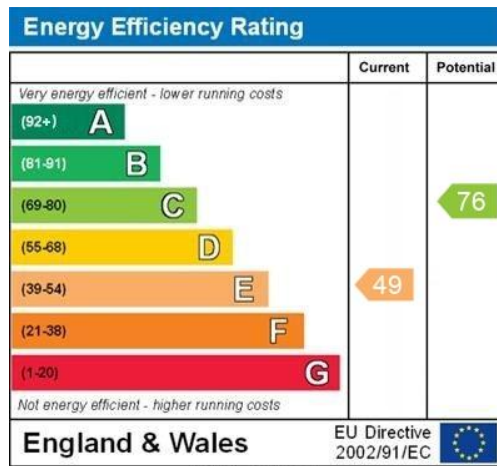
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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