



CLARENCE EMBANKMENT
CARDIFF BAY
CARDIFF CF10 5GR

ASKING PRICE OF
£340,000



MID TERRACED HOUSE



3



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2



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****TRADITIONAL MID-TERRACED THREE BEDROOM HOUSE**** MGY are delighted to bring to market this superb three bedroom, traditional mid-terraced house situated in the popular location, Clarence Embankment. The 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, kitchen, utility room & downstairs WC. To the first floor there are three bedrooms and bathroom. The property further benefits from gas central heating, a low maintenance rear South East facing garden and double glazing throughout. Viewing recommended.

ENTRANCE HALL

Entered via front door from private forecourt. LVT flooring. Part panelled walls with dado rail. Wall mounted radiator. Coving and pendant light to ceiling. Carpeted stairs rising to first floor. Doors to all rooms.

LOUNGE/DINER

27' 9" x 9' 7" (8.48m x 2.93m)
Double glazed uPVC Bay windows to front with fitted shutter blinds. LVT flooring. Coving and pendant light to ceiling. Alcoves and working fire with mantle surround and tiled base. TV Aerial point. Two wall mounted radiators.

KITCHEN

11' 7" x 8' 9" (3.54m x 2.69m)
Double glazed uPVC window to side. Tiled flooring and part tiled walls. Fitted wall and base units across three walls, with rounded edge wooden work surfaces incorporating Belfast sink with mixer tap over. Ample storage. Integrated oven with tiled splashbacks, Neff five ring gas hob and extractor hood over. Integrated dishwasher. Spotlights. Wall mounted radiator. Door to storage cupboard.

UTILITY ROOM

Plumbing for washing machine and space for dryer. Wall mounted Ideal combi boiler. Space for fridge freezer. uPVC double glazed window to side and door leading to private rear garden. Tiled flooring. Wall mounted radiator. Spotlights.

DOWNSTAIRS WC

Double glazed uPVC window to side. Vanity enclosed wash hand basin with mixer tap over. W.C. Tiled flooring. Heated towel rail. Spotlights.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 871.88 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing with carpeted flooring. Storage cupboard. Pendant light to ceiling. Wall mounted radiator. Part panelled walls with dado rail. Access to loft hatch. Doors leading to bedrooms and bathroom.

BEDROOM ONE

13' 2" x 12' 0" (4.03m into Bay x 3.68m)
Double glazed uPVC Bay windows to front and additional to side, both with fitted shutter blinds and lovely water views. Large double bedroom. Carpeted flooring. Pendant light to ceiling. Alcoves with fitted wardrobes and feature fireplace. Wall mounted vertical radiator.

BEDROOM TWO

11' 6" x 7' 5" (3.53m x 2.28m)
Double glazed uPVC window to rear aspect. Double bedroom. Carpeted flooring. Pendant light to ceiling. Alcoves. Wall mounted radiator.

BEDROOM THREE

9' 1" x 8' 10" (2.79m x 2.70m)
Double glazed uPVC window to rear aspect. Carpeted flooring. Pendant light to ceiling. Wall mounted radiator.

BATHROOM

6' 9" x 5' 5" (2.08m x 1.67m)
Immaculate modern bathroom. uPVC obscure double glazed window to side. Tiled flooring. Fully tiled walls. Bath with glass shower screen, rainfall shower and additional shower attachment. Pedestal wash hand basin, with mixer tap. Wall mounted mirror over. W.C. Wall mounted mirrored vanity cupboard. Heated towel rail. Extractor. Spotlights.

OUTSIDE

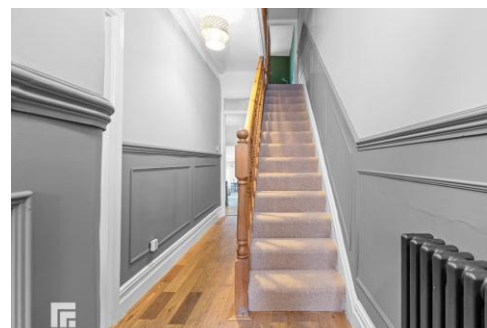
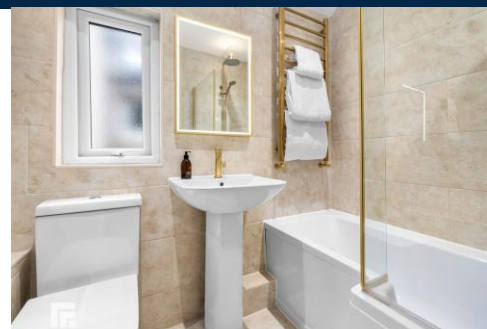
Forecourt to the front of the property with paved walkway, low brick wall and railing border. Low maintenance South East facing rear garden. Laid over paved area with decked area. Brick surround. Accessed from the utility room.

TENURE

MGY are advised that the property is FREEHOLD.



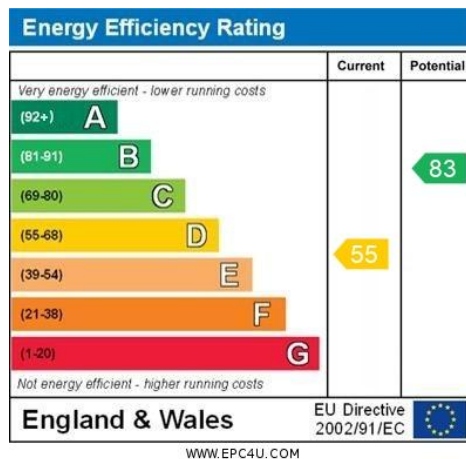
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Made with Metreplan 12/02/21



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