



POWDERHAM DRIVE
GRANGETOWN
CARDIFF CF11 8ES

ASKING PRICE OF
£245,000



TWO BEDROOM MID TERRACED HOUSE



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****IMMACULATELY PRESENTED, TWO BEDROOM, MID-TERRACED HOUSE**** MGY are delighted to bring to market this two bedroom, mid-terraced family home situated in a quiet cul de sac on Powderham Drive, Grangetown. The modern accommodation briefly comprises entrance porch, living room, kitchen/diner, two double bedrooms and family bathroom. The spacious property further benefits from a low maintenance rear garden, driveway with space for one car, double glazing throughout and gas central heating. Ideal first time purchase. *Viewing highly recommended*

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 667.362 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE PORCH

4' 1" x 3' 9" (1.25m x 1.16m)

Entered via uPVC door with obscure glass leading to separate porch. Laminate wood effect flooring. Wall mounted radiator. External lighting. Alarm system. Door leading to living room.

LIVING ROOM

14' 4" x 12' 7" (4.37m x 3.86m)

Spacious living room. Double glazed uPVC windows to front aspect. Laminate wood effect flooring. Wall mounted radiator. TV Aerial point. Door leading to kitchen/diner. Carpeted stairway to first floor.

KITCHEN/DINER

12' 7" x 11' 7" (3.85m x 3.55m)

Double glazed uPVC windows to rear aspect. Modern kitchen with dining area. Fitted wall and base units with works surfaces incorporating stainless steel sink. Built in oven with four ring gas hob and stainless steel extractor hood over. Ample storage. Space for fridge freezer, washing machine and dishwasher. Tiled flooring. Part tiled walls. Under stairs storage cupboard. Wall mounted radiator. Spotlights. Door leading to rear garden.

FIRST FLOOR

Carpeted flooring. Doors leading to bedrooms and family bathroom. Access to insulated and part boarded loft space with fitted ladder.

MASTER BEDROOM

12' 8" x 8' 8" (3.87m x 2.66m)

Double glazed uPVC windows to rear aspect. Laminate wood effect flooring. Wall mounted radiator. TV Aerial point.

BEDROOM TWO

12' 8" x 8' 3" (3.88m x 2.54m)

Double glazed uPVC windows to front aspect. Carpeted flooring. Double bedroom. Wall mounted radiator.

BATHROOM

9' 6" x 5' 4" (2.91m x 1.63m)

Modern bathroom. Three piece white suite including panelled bath with rainfall shower over and glass shower screen, vanity enclosed wash hand basin and W.C. Tiled flooring. Part tiled walls. Heated towel rail. Built in storage cupboard housing Combi-boiler. Extractor fan. Spotlights.

REAR GARDEN

Low maintenance rear garden. Laid to lawn with paved seating area and fence surround. Outside tap. Accessed from the kitchen.

PARKING

Driveway with space for one car.

TENURE

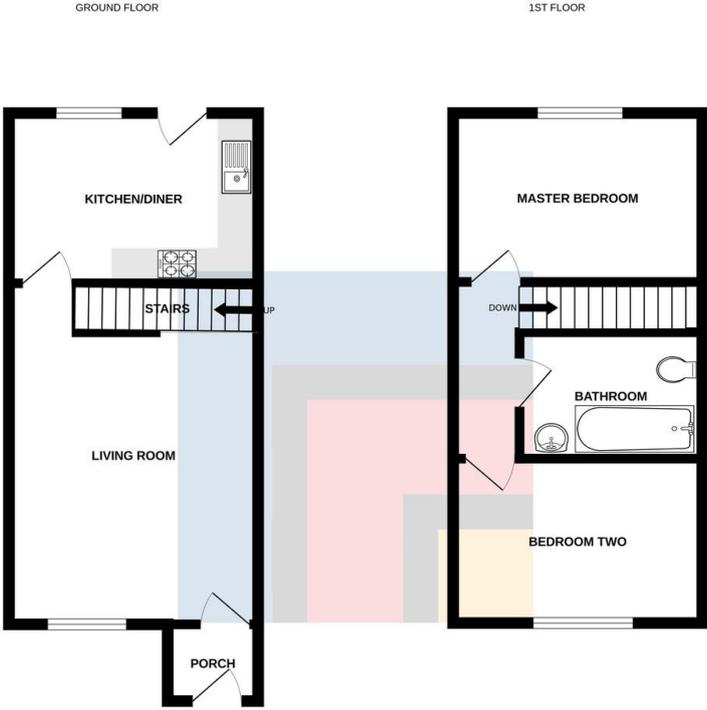
MGY are advised that this property is freehold.



POWDERHAM DRIVE, GRANGETOWN, CARDIFF CF11 8ES



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HOUSE

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 is given as to their operability or efficiency.

Made with floorplan 12/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

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