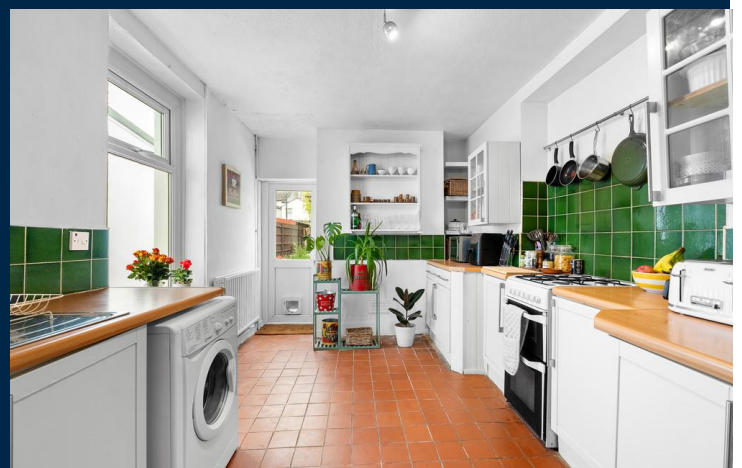
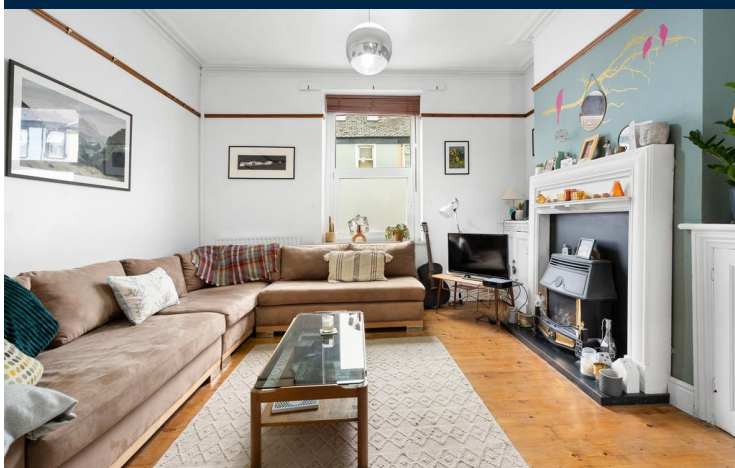




KENT STREET
GRANGETOWN
CARDIFF CF11 7DL

ASKING PRICE OF
£295,000



MID-TERRACED HOUSE



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BRIGHT AND SPACIOUS, THREE BEDROOM, MID-TERRACED HOUSE MGY are delighted to bring to market this very well presented, three bedroom, mid-terraced house situated in the highly sought after area of Grangetown. The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, three bedrooms, a study, and family bathroom. The property further benefits from gas central heating and double glazing throughout, and has a good sized rear garden.

Viewing highly recommended

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1,038 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE

Entered via front door leading from street. Wood flooring. Radiator. Pendant light fitting. Opening into lounge/diner. Door to kitchen. Stairs rising to first floor.

LIVING/DINING ROOM

22' 7" x 17' 4" (6.9m x 5.3m)
Continuation of the wood flooring. Double glazed uPVC sash window to front aspect. Pendant light fittings. Radiator. Fireplace. Alcoves with storage/shelving. Log burner to dining area. Picture rail. Power points. TV and telephone point. Double glazed uPVC door leading to rear garden.

KITCHEN

14' 1" x 9' 10" (4.3m x 3.0m)
Tiled flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with tap over. Space for appliances such as washing machine, fridge/freezer and oven. Tiled splashbacks. Power points. Two double glazed uPVC windows to side aspect. Radiator. Double glazed uPVC door leading to rear garden. Pendant light fitting.

FIRST FLOOR

Carpet to floor. Split level landing. Pendant light fitting. Doors to all bedrooms and study.

MASTER BEDROOM

10' 5" x 8' 11" (3.2m x 2.73m)
Double glazed uPVC sash window to front aspect. Power points. Pendant light fitting. Radiator. Feature fireplace with alcoves.

BEDROOM TWO

11' 7" x 7' 10" (3.55m x 2.41m)
Exposed floorboards. Pendant light fitting. Power points. Radiator. Double glazed uPVC sash window to rear aspect.

BEDROOM THREE

10' 6" x 7' 10" (3.22m x 2.41m)
Exposed floorboards. Double glazed uPVC sash window to front aspect. Power points. Pendant light fitting. Radiator.

STUDY

8' 11" x 8' 11" (2.73m x 2.72m)
Exposed floorboards. Double glazed window to side aspect. Power points. Radiator. Pendant light fitting. Wall mounted combi boiler. Door to bathroom.

BATHROOM

8' 11" x 6' 0" (2.73m x 1.85m)
Laminate flooring. Partially tiled walls. White three-piece suite comprising WC, pedestal wash hand basin with hot and cold tap over and panelled bath with hot and cold tap over and mains powered shower above. Extractor. Double glazed obscure window to side aspect.

OUTSIDE

Laid to patio. Decked area. Fence and wall border. Lawn area. Outside tap. Shed. Mature shrubs and trees.

TENURE

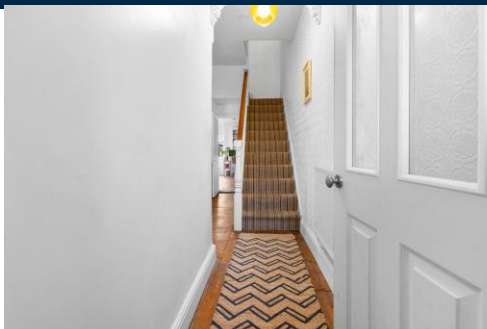
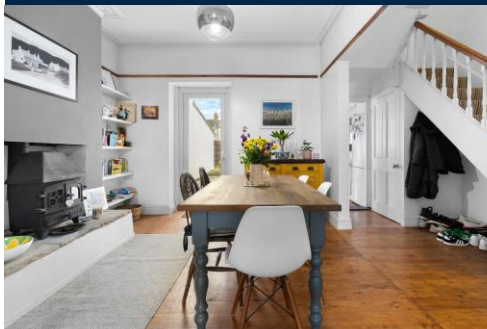
MGY have been advised that the property is FREEHOLD.



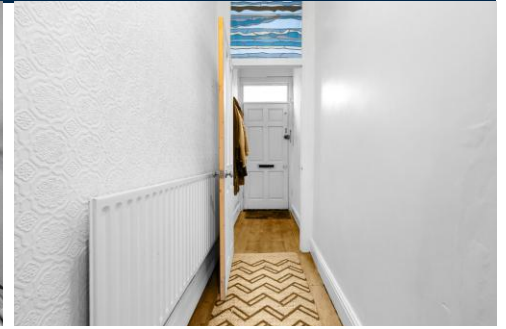
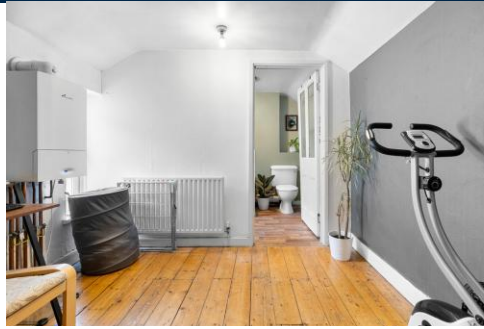
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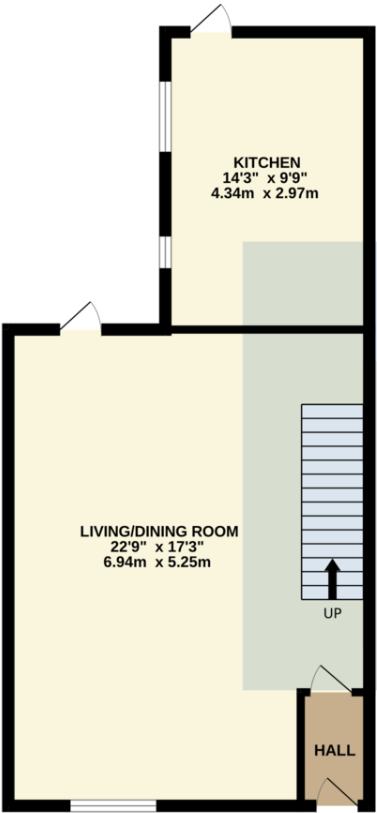


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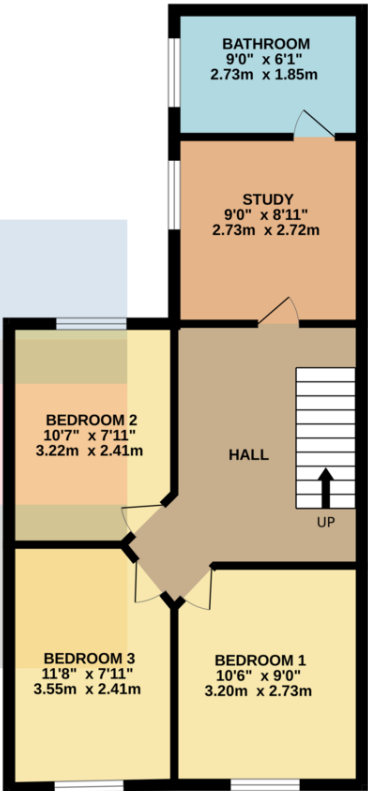


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GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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