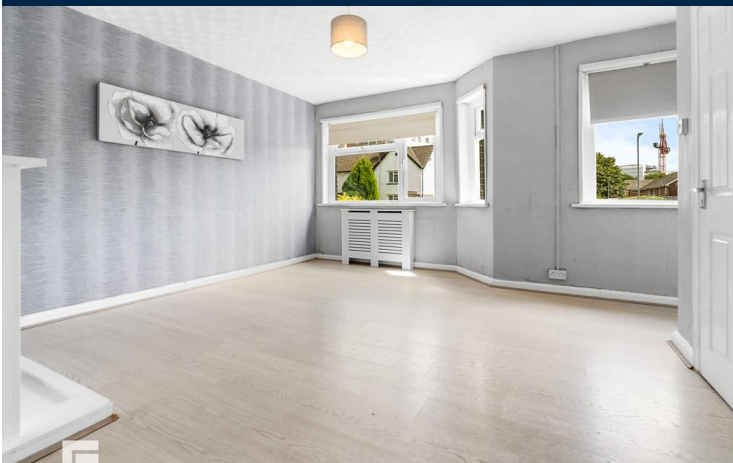




SOUTH CLIVE STREET
GRANGETOWN
CARDIFF CF11 7EF

OFFERS IN EXCESS OF
£260,000



SEMI-DETACHED HOUSE



3



1



2



1

WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE MGY are delighted to bring to market this three bedroom, semi-detached house situated on the popular South Clive Street in Grangetown. The property is a perfect opportunity for a first time buyer and investors alike. The accommodation briefly comprises entrance hallway, lounge, kitchen, downstairs WC, three bedrooms and family bathroom. The property further benefits from a good sized rear garden, gas central heating and double glazing throughout. ***Viewing highly recommended***

ENTRANCE HALL

Entered via front door leading from front yard. Door to lounge. Stairs to first floor.

LOUNGE

15' 1" x 13' 8" (4.60m x 4.18m)

Carpet to floor. Pendant light fitting. Fireplace. Double glazed uPVC window to front aspect. Radiator with cover. Power points. TV and telephone point. Door to kitchen.

KITCHEN

12' 11" x 9' 8" (3.95m x 2.97m)

Vinyl flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over. Space for appliances such as washing machine, oven and fridge/freezer. Double glazed uPVC window to rear aspect. Double glazed uPVC door leading to rear garden. Pendant light fitting. Power points. Door to storage cupboard. Door to downstairs WC.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 818 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

Carpet to floor. Double glazed uPVC window to side aspect. Doors to all bedrooms and bathroom.

BEDROOM ONE

13' 8" x 8' 10" (4.17m x 2.71m)

Double glazed uPVC windows to front aspect. Pendant light fitting. Carpet to floor. Power points. Radiator.

BEDROOM TWO

9' 8" x 8' 10" (2.97m x 2.71m)

Double glazed uPVC window to rear aspect. Carpet to floor. Pendant light fitting. Radiator. Power points.

BEDROOM THREE

9' 10" x 6' 2" (3.02m x 1.89m)

Carpet to floor. Double glazed uPVC window to front aspect. Pendant light fitting. Power points. Radiator.

BATHROOM

6' 2" x 5' 1" (1.89m x 1.57m)

Vinyl flooring. Tiled walls. White three-piece-suite comprising pedestal wash hand basin with mixer tap over, WC, panelled bath with hot and cold tap over and mains powered shower above. Obscure double glazed window to rear aspect. Extractor.

OUTSIDE

Front - Paved area. Bushes and shrubbery border.

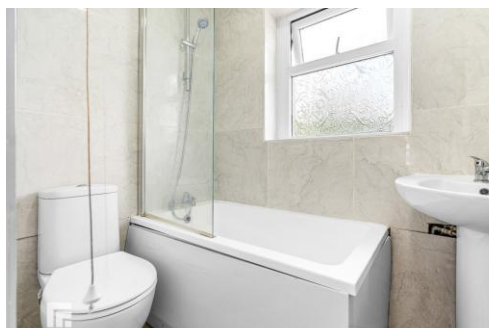
Rear - Laid to patio. Fence border. Shingled area. Lawn area. Outside tap.

TENURE

MGY have been advised that the property is FREEHOLD.



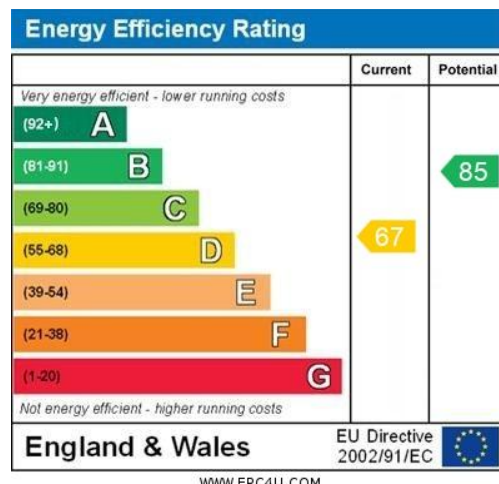
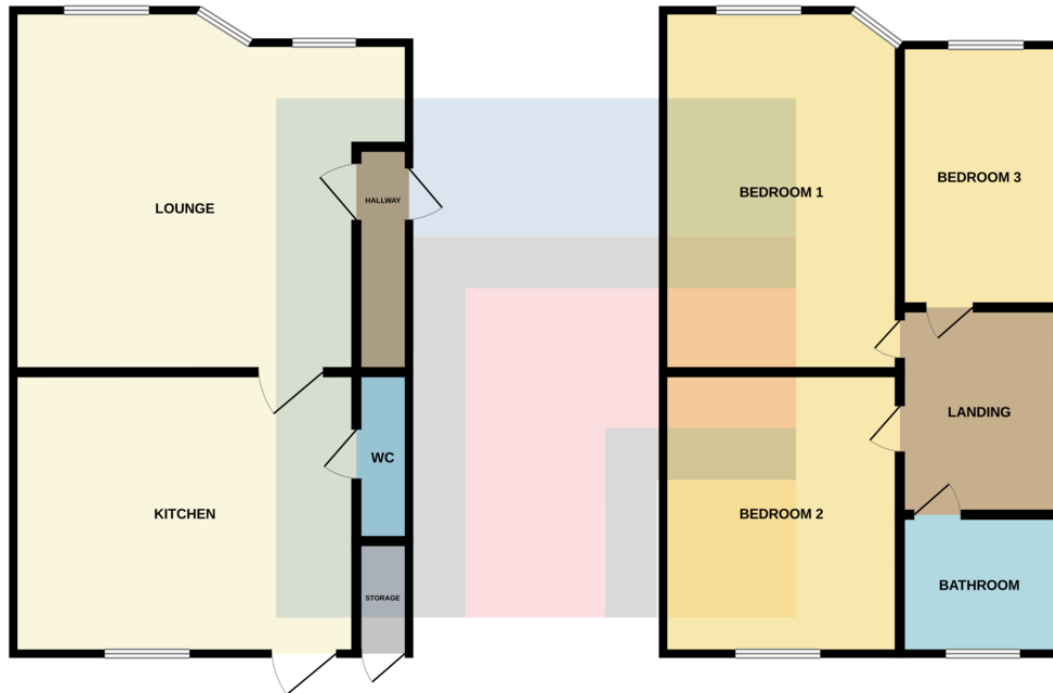
SOUTH CLIVE STREET, GRANGETOWN, CARDIFF CF11 7EF



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GROUND FLOOR

1ST FLOOR



CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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